

**1345 Manks Road, Koo Wee Rup, Vic 3981**

**THE COMPANY**

**Residential Land For Sale**

Tuesday, 6 February 2024

1345 Manks Road, Koo Wee Rup, Vic 3981

Area: 17 m2

Type: Residential Land



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## EXPRESSION OF INTEREST

Introducing an exceptional opportunity for land bankers, investors and savvy developers! Nestled on 42 acres between Pakenham and Kooweerup, this property is currently a lucrative investment, leased for cattle grazing and boasting various features. Property Highlights: • **Income-Generating Investment:** Currently tenanted, the property yields a substantial return as it is utilized for cattle grazing. • **Strategic Location:** Approximately 3 kilometers from Koo Wee Rup and a mere 13 kilometers to Pakenham, the property enjoys a prime location. It is ideally positioned near the recently upgraded Koo Wee Rup Road, enhancing accessibility. Ideal for both land banking and development, this property boasts quick access to the freeway. • **Diverse Infrastructure:** The land is thoughtfully divided into paddocks, complemented by essential infrastructure such as a cattle ramp, a bore, a 3-bedroom home, a bungalow, a machinery shed, and a garage. • **Settlement Terms:** A highly attractive proposition with a 4-year settlement term on offer, providing flexibility for interested parties. For those with an eye for investment and a vision for the future, this property represents a rare opportunity. To explore further or make inquiries, please contact Jeff Giles at 0418 106699. Don't miss the chance to secure your dream property and capitalize on its potential! **Disclaimer:** The Company Real Estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accepts no responsibility and disclaims all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.