

# Lot 1 Licola Road, Heyfield, Vic 3858

## Residential Land For Sale

Saturday, 15 June 2024



Lot 1 Licola Road, Heyfield, Vic 3858

Area: 6 m2

Type: Residential Land



Brendan Williams  
0419811546

**\$449,000**

Seize the opportunity to make that tree change and build your dream home on this very private and quiet parcel of land. Situated between the thriving rural community township of Heyfield and Lake Glenmaggie, it's the gateway to Victoria's High Country. Surrounded by established natural bushland, this approx. 17 acres (6.87ha) boasts a very rustic timber cabin sitting on a concrete slab with a potbelly heater and 12v lighting. Outside a flushing toilet and shower room are connected to tank water. Perfect weekender to relax and unwind! - 'Rural Lifestyle Zone - 2' land, perfect to build subject to Council approval.- Electricity and landline phone services at the boundary but not currently connected.- Various tracks to enjoy walking or trail riding within the property.- Cabin overlooks a dam with relaxing reflections of the bush backdrop.- More than enough cleared area to park the cars, boats and caravans. Whether you want to be surrounded by an abundance of native wildlife with the convenience of being close to town, or you're into action packed watersports, fishing, 4 wheel driving or trail riding, this property will deliver all the above! 2 minutes to the waters edge of Lake Glenmaggie and only 3 minutes to bustling Heyfield with everything from Independent supermarket, service station, hardware, bakery, cafes and primary school. For further information and inspections by appointment only, please call Brendan Williams on 0419 811 546.