

# Lot 2, 357 Pachendale Avenue, Merbein, Vic 3505

## Residential Land For Sale

Wednesday, 8 May 2024

Lot 2, 357 Pachendale Avenue, Merbein, Vic 3505

Area: 8 m2

Type: Residential Land



Carol Foster  
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Ian Miers  
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**\$195,000**

Well located just a few minutes drive to all Merbein's facilities is approximately 19.9 acres of property - perfect redevelopment opportunity for the savvy developer. Currently planted are various grape varieties (Gordos, Shiraz & sultanas) with under vine drippers plus approximately 140 mature Olive trees. With the current vines having spent the last year in remission, this land is the ideal place for a subdivision (STCA). Comes with an AUL of 45.9ML.