

Lot 29, Reedy Lake Road, Whroo, Vic 3612

Residential Land For Sale

Friday, 24 May 2024



Lot 29, Reedy Lake Road, Whroo, Vic 3612

Area: 4457 m2

Type: Residential Land



Xavier Stevens
0358215566



Matthew Chilcott
0358215566

\$229,000

Positioned in the middle of a state forest right next to the famed Balaclava mines, this acre block in Whroo is perfect for someone looking to get away from busy city life. The property backs onto The Whroo State Forest, which has fewer restrictive measures, making it appealing to people with motorbikes and dirt bikes. There is currently a mud brick dwelling on the property with a kitchen, room, and living area. The property has off-grid solar installed, featuring a 2000W Vitron inverter and batteries installed approximately 4 years ago. Additionally, it has a security system with 3 or 4 cameras and the capability to monitor remotely via phone. These features were significant investments when the property was originally purchased, with the solar system costing \$15K and the security system \$2K. The property is categorized as a lifestyle property. A cast iron ARGA wood-style heater and water jacket were installed, which can cost \$4-6K new, and it was functioning to cook and heat the property. The mud brick dwelling was originally built and approved as a commercial dwelling. The previous owner ran a small business through it, serving fast food and drinks to visitors of Balaclava mine. There are quite a few trees on the block as well as some shrubs, creating a very peaceful place to be. Next to this block is a toilet block and a car park. The first block with the dwelling is available for \$229,000. Also positioned adjacent to this is another 3/4-acre block which is vacant and also up for sale for \$129,000. Enquire today to schedule a viewing with PRD Shepparton #sellsmart