

18 Gardner Parade, Mount Evelyn, Vic 3796

Residential Land For Sale

Wednesday, 26 June 2024



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Area: 1246 m2

Type: Residential Land



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\$800,000

Overlooking the Warburton Trail on the high side of a quiet no through road, this generous 1246m² allotment is a veritable blank canvas awaiting your dream house or a multi-dwelling development (STCA). Nestled in an ultra-quiet pocket opposite bushland and the skate park, this is your opportunity to escape the hustle and soak up the quietude of nature. If convenience is also on your list, you'll love the location too with walkability to Red Robin Pizza and General Store (200m), and the delights of the main township (500m) with café culture, eateries, IGA, salons, boutiques, library and more. So, if you are in the market for a new home/development site, would love over a quarter acre in a treed setting with a leafy outlook, insist on quiet, low traffic no through road, yet would like the convenience of amenities within walking distance – this one ticks all the boxes. Close to the Warburton Rail Trail and The Trail Cafe, Mount Evelyn Early Learning Centre, Mount Evelyn Primary School, Birmingham Primary School, Yarra Hills Secondary College, as well as being in close reach of Lilydale Train Station, Lilydale Marketplace and Lilydale Village along with the Yarra Valley. At a Glance: • Blank canvas west facing block on 1246m². • Existing dwelling (uninhabitable). • Potential 4-unit site or build your dream home (STCA). • Ideal for developers, investors or occupiers. • Quiet, low traffic no through road. • Walk to Mount Evelyn township (500m). Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.