

22 ALLEN STREET, Mirboo North, Vic 3871

Residential Land For Sale

Saturday, 29 June 2024



22 ALLEN STREET, Mirboo North, Vic 3871

Area: 939 m2

Type: Residential Land



David Tree



Kathy Lloyd
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\$295,000

Tucked away at the end of a “no through” road is an exciting and very vacant building allotment that has more than meets the eye. We all agree the brief and “must haves” to any “new” build is that North orientation, not only will it increase the energy efficiency of the home, but it’s also a cost effective one. And how about an uninterrupted view of the Strzelecki Ranges? This is something this property provides for and does very well. Geographical land contours including the very important soil testing have also been carried out. These reports can be provided upon request. Power is under ground, with wires coiled inside the service pit, waiting connection, so too is the towns sewage network. Town water is not only connected, installed underground piping with several service outlets positioned in and around the property has allowed the owner to establish a bountiful fruit bearing garden including a decorative espalier garden with a variety of bird and bee attracting native plants. The owner has also constructed a brilliant well-built chook shed with solar powered automated door opener. Raised garden beds have been built out of ACQ treated pine which is “food safe” A fully constructed; gravel crossover makes for easy access. The property has excellent fencing on all 3 sides. With the front fence having double opening gates. The secret and design concept behind this block is in part the creation of the “urban homestead” The pre-establishment of the fruit trees, chook shed, the drip-fed watering system, including the natives plants, gravitate to those who choose to live a more environmentally, self-sustaining lifestyle all within an urban block. If the “tiny house” concept is your thing, O then 22 Allen Street offers the perfect opportunity. The township of Mirboo North which is in the heart of the beautiful Strzelecki Ranges and lies on the tourist Route of the Grand Ridge Road is approx. 155 kms East of Melbourne. For families Mirboo North offers excellent schools, childcare facilities, cafés, bush walking and many other recreational, activities. The town offers an alternative to the hectic city lifestyle many experience. 30 mins to the Latrobe Valley. 40 Mins to the seaside town of Inverloch. Public transport is available 7 days a week. See for yourself firsthand on what Mirboo North has to offer by visiting. <https://www.mirboonorth.com/>