

**31 Coulson Road, Monbulk, Vic 3793**



**Residential Land For Sale**

Saturday, 29 June 2024

**31 Coulson Road, Monbulk, Vic 3793**

**Area: 4 m2**

**Type: Residential Land**



Erin Davies  
0493136937



Mick Dolphin  
0397546111

**\$680,000 - \$740,000**

Discover a hidden gem on this enchanting 10-acre bushland property, where tranquility meets convenience. Perfect for nature enthusiasts, this land offers a unique blend of unspoiled beauty and modern amenities, ready for you to build your dream retreat. Nestled among lush bushland, this property is a true sanctuary. With power already connected, you can immediately start your plans without the usual delays. There is dual access with a separate shared driveway with next door providing easy access, leading you to a cleared area at the rear of the property. A planning permit is already secured, ensuring a smooth path to realizing your vision. Adding to the charm, the property features a serene dam, spring fed and a small creek meandering through the gully, all enhancing the natural beauty. Frequent visits from local wildlife enrich the experience, making this property a haven for those who appreciate the wonders of nature. The location is fantastic with Monbulk township merely minutes away. Everything will be easily accessible when you build the home of your dreams, utilising the hard work from the current owner, but you are able to put your own stamp on it (Subject to council approval). Whether you're looking for a peaceful getaway, a potential investment, or the perfect spot for your dream home, this 10-acre property offers endless opportunities and a rare chance to live harmoniously with nature. Call Erin Davies 0493 136 937 or Mick Dolphin 0429 684 522 to arrange a viewing or for further details. <https://www.consumer.vic.gov.au/duediligencechecklist> Please note: All property details listed were current at the time of publishing.