



Lot 3/ Hylands Lane, Heathcote, VIC, 3523

## 100 Acres Suit Building Application!

A limited opportunity to secure 1 of only 3 new 100 acre allotments on the outskirts of the Heathcote township.

Each are predominantly cleared and gently undulating.

Given their size, each provides genuine privacy but also close enough being only a 5 minute drive to town to get supplies.

A new cross over into the property and power passing.

An 'as of right' to build given each lot is over 40ha with a generous building envelope.

Buy now for lifestyle and potentially be rewarded in the future if the land is rezoned given it is surrounded by the Rural Living Zone to the north and south.

The popular Lake Eppalock is only a short drive north of the township for any fishing and boating enthusiasts.

Situated a little over an hour from Melbourne, it represents a unique opportunity for a hobby farm or future lifestyle change.

**100.47acres \$795,000**

**Type:** Rural

**Land:** 40.66 Hectares