



8 Roycroft Way, Yea



## READY SET GO !! 1 ACRE of POTENTIAL awaits you.

MAINS POWER, MAINS WATER + FRESH WATER BORE + BUILDING PERMIT.

Embrace the opportunity to create your ideal country retreat on this fully fenced, 1-acre property.

With mains power, mains sewer, mains water + a bore and a versatile shed, it's ready for you to bring your dreams to life including a building permit.

The shed features studio-style living with a kitchenette, bathroom, and laundrette-perfect for guests, a home business, or as a cozy space while building. Equipped with Panasonic R/C air conditioning, a wood heater, and insulation, the shed ensures year-round comfort. It also includes a storage area with three roller doors.

📏 4,075 m<sup>2</sup>

**Price** \$375,000 - \$410,000

**Property Type** Residential

**Property ID** 529

**Land Area** 4,075 m<sup>2</sup>

### Agent Details

William Verhagen - 0437 371 969

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

Enjoy the undercover patio, perfect for relaxing or entertaining. The block comes with a site cut for future building, along with dual front entrances for added convenience.

Discover peaceful country living just minutes from town.

Don't miss your chance-contact us today to arrange an inspection!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.