



354 Shaws Road, Merton



## 2 HOMES - 100 ACRES - GATEWAY TO HUGE RETURNS

Where can you find 100 acres (approx) of flat land with 3 dams (stocked with fish), creek frontage, 2 houses and established farming infrastructure? Appealing to farmers, entrepreneurs or any buyer expanding their farm-stay ambitions, 354 Shaws Road is a diverse holding.

Set on 100 acres (approx) of lightly undulating land - rare in the hilly country of Mansfield Shire - this property, tucked up Shaws Lane, has great access, broad views, and somehow maintains the feeling of remoteness while only being a few minutes from Maroondah Highway.

The property is zoned Rural Living, capable of subdivision under the Mansfield Planning Scheme for the enterprising buyer (STCA). This process will be eased by the situation of two existing dwellings.

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**Price** \$1,650,000 - \$1,800,000

**Property Type** Residential

**Property ID** 589

**Land Area** 386,100 m<sup>2</sup>

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

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0407 531 226

House 1: double brick home of 3 bedrooms, 2 bathrooms (incl en suite), open plan living and additional north-facing rumpus, hydronic heating, solar panel system and heated swimming pool.

House 2: proven farm-stay of 4 bedrooms, 2 bathrooms character rammed earth home, high-end fixtures and finishes with open plan kitchen / meals / dining.

In current use as a sheep farm, this title exercises fantastic holding capacity. Exploit or remove (STCA) 3 existing blue gum plantations for more grazing land.

Do not miss the chance to expand your plans on this generous farm holding.

Text 354SHAWS to 0448 820 022 for your exclusive inspection.

Rob Verhagen, Integrity Real Estate Yarra Valley pleased to be representing 354 Shaws Road in conjunction with Brendan Allen, Elders Euroa: 0499 229 007 [brendan.allen@elders.com.au](mailto:brendan.allen@elders.com.au)

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