



## 472 Boggy Gate Road Clarkefield VIC

3 1 2

Yes you heard it right 100 approx acres on flat land close to Clarkefield Station & Township Zone. What a fantastic opportunity to own this amazing property. Massive future potential STCA with unlimited potential. Development plans in process near train station in Clarkefield.

This country home consists of a generous sized living area, 3 bedrooms, one bathroom. This lovely home is complete with wood fire heating

- \* 7 mins Walking distance to Clarkefield Station.
- \* 50 mins approx. drive to Melbourne CBD.
- \* 20 Mins approx. to Melbourne Airport.
- \* Very close to major developments within Lancefield Road PSP like Moremac is developing Kingsfieldsunbury estate on Lancefield Road, and Villawood is developing Redstone

**Price** : EOI - Closing By 28/10/2024 by 5:00 PM  
**Land Size** : 100 Acres  
**View** : <https://www.redrok.com.au/sale/vic/macedon-ranges/clarkefield/residential/acreagesemi-rural/7676872>



**Robbie Singh**  
03 9462 1100



**Chintan B**  
03 9462 1100