

PROPERTY INFORMATION

14/2260 MT BAW BAW TOURIST ROAD, ICY CREEK

- Cluster Title of Approx.150 acres
- Allotment size of 729m²
- **Everything is already in place**

The property has been thoughtfully developed to provide essential services while preserving the natural character of the environment.

- **Your own separate title** — giving you individual ownership of your block.
- **Underground power** throughout the development, preserving the beauty of the landscape and avoiding overhead powerlines.
- **Crystal-clear bore water**, supplied from a 70-metre bore and pumped into **two exceptionally large water storage tanks**.
- The bore and water storage system supplies water to each lot **at no cost to individual owners**.
- **Septic infrastructure already installed**, with distribution lines located on common property.
- The septic system and associated common infrastructure are **maintained by the Owners Corporation**.
- **Internet**, there is great coverage via the Mt Baw Baw Telstra Tower
- Gas is bottled – If you wish to use anything gas
 - Approx. 1 ¾ Hours from Melbourne
 - Approx. 45 Minutes to Mt Baw Baw
 - Approx. 15 Minutes from Noojee
 - Approx. 30 Minutes to Neerim South
(Supermarket, Butcher, Medical and Hospital etc)

Disclaimer: Every precaution has been taken to establish the accuracy of the above information provided; however, it does not constitute any representation by the vendor, agent or Chenz Realty and you should rely on your own inquiries as to the accuracy of any information or material made available.