



# FOR SALE

## PRIME CANVAS - HISTORIC KILMORE AWAITS

(No services connected)

Imagine building your dream home on this exceptional 1,040m<sup>2</sup> approx. block of land in historic Kilmore, where Victoria's rich heritage meets modern opportunity. This generous parcel of land at 5 Doolans Lane offers the perfect canvas for creating your ideal lifestyle just 65 kilometres north of Melbourne.

Nestled in Australia's oldest inland settlement, this prime residential block provides ample space for your architectural vision. The substantial land size allows for expansive home designs, beautiful gardens, outdoor entertaining areas, and plenty of room for children and pets to play safely.

Kilmore's unique character shines through its rich Celtic heritage and strong community spirit. The town celebrates its cultural roots with monthly markets on the last Saturday of each month and the vibrant annual Celtic Festival each June, creating a warm, welcoming atmosphere for families and individuals alike.

Location advantages include:

- Direct V/Line railway connection to Melbourne via Kilmore East station
- Mitchell Transit bus services connecting to neighbouring towns
- Historic bluestone architecture throughout the township
- Established local shopping and services

Educational opportunities abound with excellent schooling options nearby. Families can choose from Kilmore Primary School, St Patrick's Primary School, prestigious Assumption College, and the internationally recognised Kilmore International School - the only school in Australia exclusively offering the International Baccalaureate program.

The area's natural beauty is complemented by the permanently spring-fed creeks that have nourished this fertile land since European settlement in 1837. These same geographic advantages that made Kilmore Victoria's agricultural powerhouse continue to provide a lush, green environment for modern residents.

Transportation convenience is exceptional with the historic Sydney Road providing easy access

0 BED | 0 BATH | 0 CAR

**PRICE:**

\$265,000

**OPEN FOR INSPECTION:**

N/A



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