

LOT 570/140 RYAN ROAD, PAKENHAM, VIC, 3810



CALL THE EXPERTS FOR AN OBLIGATION FREE  
MARKET APPRAISAL OF YOUR PROPERTY



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# FOR SALE

## PRIME 371M<sup>2</sup> LAND - GROWING PAKENHAM LOCATION!

TITLE RELEASE EXPECTED JANUARY 2027. Seize this rare opportunity to secure your slice of Pakenham's thriving future on this perfectly sized 371 square meter block at Lot 570, 140 Ryan Road. Positioned in one of Melbourne's most dynamic growth corridors, this prime residential land offers the perfect foundation to build your dream home in a suburb that's experiencing unprecedented expansion and development.

Located just 53 kilometers south-east of Melbourne's CBD, Pakenham has emerged as a premier destination for families and investors alike, with its population soaring to over 54,000 residents who are drawn to the area's winning combination of convenience, community spirit, and endless possibilities. This level block provides you with a blank canvas to create exactly what you envision, whether that's a contemporary family home, a stylish investment property, or your forever residence.

The location couldn't be more strategic, placing you in the heart of Pakenham's remarkable transformation. Major housing developments like Lakeside, Heritage Springs, and Cardinia Lakes estates have established this area as a highly sought-after address, with infrastructure improvements continuously enhancing the suburb's appeal and liveability.

Transportation accessibility is second to none with three suburban railway stations servicing the area, including the newly opened East Pakenham station. The electrified rail service connects directly to Melbourne's CBD, making this an ideal choice for commuters. The Princes Highway and Pakenham Bypass ensure seamless road connections, while local bus services provide additional transport options throughout the suburb.

Families will appreciate Pakenham's exceptional educational opportunities, with numerous primary and secondary schools within easy reach:

- Multiple public schools including Pakenham Springs Primary, Pakenham Hills Primary, and Pakenham Lakeside Primary
- Prestigious private institutions like Beaconhills College and Chairo Christian School
- Quality secondary education at Edenbrook Secondary College and Pakenham Secondary College

0 BED | 0 BATH | 0 CAR

PRICE:  
\$400,000

OPEN FOR INSPECTION:  
N/A



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