



### 1077 Melba Highway Yarra Glen VIC

Situated on the north side of Yarra Glen township next to the historic Gulf Station, sits a remarkable piece of land consisting of 40.22 Hectares ~ 99.38 Acres Approx. With two road frontages and commercial Melba highway frontage the land represents a sort after commercial land bank or tourism enterprise (STCA). Also Ideal for cattle or horse stud, divided into 3 paddocks, 1 dam and mains water connected. Improvements of a machinery shed and timber stock yards.

The property is located in the golden triangle of the Yarra Valley amongst the Winery's, Yarra Valley Chocolaterie, Balgownie Estate and Yering Station and only approximately 56 km from the Melbourne CBD.

**Type** : Rural  
**Price** : \$4,250,000  
**Land Size** : 99.38 Acres  
**View** : <https://www.nobleknight.com.au/sale/vic/yarra-glen/residential/rural/8028375>



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