

2302 Epping - Kilmore Road, Upper Plenty VIC 3756



Note: Private inspections only – please contact the agent via WhatsApp to receive lockbox access details for viewing the property.

A rare opportunity to secure an expansive ****103-acre landholding**** in the highly sought-after semi-rural pocket of Upper Plenty – ideally suited for ****grazing, farming, equestrian use, or commercial yard applications (STCA)****.

This property is ideal for tenants seeking ****long-term stability (5+ year lease preferred)**** with flexible leasing arrangements.

Property Highlights:

- Approx. ****103 acres of usable land****
- Divided into ****4 paddocks**** – ideal for ****horse training, agistment, or livestock grazing****
- Suitable for ****sheep, cattle, or mixed farming operations****
- Potential for ****truck parking, machinery storage, or stock holding yard (STCA)****
- ****Shed with basic bedroom accommodation**** (no main dwelling on site)
- ****Power available to pole**** – connection to meter and shed required by tenant
- ****Bore water available****

Prime Location:

- Just ****5 minutes to Wallan Shopping Centre & Train Station****
- Close to ****Wallan industrial precinct****
- Easy access to major arterial road networks

Enjoy a peaceful rural setting with strong connectivity to key growth and industrial hubs.

****Ideal For:**

- Farming & grazing operators
- Equestrian / horse training businesses
- Transport & logistics (truck parking)
- Building materials or equipment storage
- Contractors requiring large landholding space

Flexible Lease Structure:-

□ ****Long-term lease preferred (5+ years)****

□ ****Rent, bond & terms negotiable****

Infrastructure Contribution Arrangement:

Any tenant-funded works or capital expenses for essential services and site improvements (such as power connection, septic/sewer solutions, water infrastructure, or operational setup) may be ****recovered through a mutually agreed reduction in monthly rent over time****, with the remaining balance of rent payable as agreed between both parties.

This structure offers flexibility and supports tenants in setting up the property for long-term operational use.

Important Notes:-

- No full residential dwelling – basic accommodation only within shed
- Tenants responsible for council approvals and permitted use checks
- All works and upgrades subject to mutual agreement with landlord

Enquire Today – Rare Land Opportunity

Sudheer Reddy – 0452 384 994

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All dimensions are approximate. Disclaimer: The Vendor/Landlord and Agent do not guarantee accuracy. Interested parties should conduct their own due diligence, including council and planning approvals. All material is protected and cannot be reproduced without permission.