



111
PIERCE RD
NEW GISBORNE
VICTORIA 3438



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Introduction.

PSP Property Group are pleased to offer this amazing opportunity to purchase this 5 hectare (12 acres approx) land parcel, located in New Gisborne.

New Gisborne is a satellite village of Gisborne in Victoria, Australia, in the foothills of Mount Macedon in the Shire of Macedon Ranges, 57km from Melbourne. The Gisborne railway station on the Bendigo line is located in New Gisborne, and a bus service connects residents of the two towns between the railway station and the Gisborne town centre.

At the 2011 census, New Gisborne has a population of 2,380.

New Gisborne is serviced by a variety of community facilities, including a swim centre, netball courts and medical centre.

The Baringo Food and Wine Co. is located in New Gisborne and operates a cafe and bistro, an arthouse cinema to opened in 2015.

There are a number of preschools and primary schools in the area including The Gisborne Montessori School, Holy Cross Primary School and New Gisborne Primary School.





Executive Summary.

ADDRESS

111 Pierce road, New Gisborne, Victoria 3438

SITE DESCRIPTION

The property represents a great opportunity to secure 11 acres of flat fertile land with a family residence, all within boundaries of New Gisborne's future growth area. This site is due to benefit from in the long term uplift and would suit the country lifestyle or investment option.

LOCATION

The site is located on Pierce Road, New Gisborne about 56km from Melbourne CBD, which is easily accessible via Calder Freeway or public transport.

Close to all amenities such as Gisborne train station 3 minutes away and Gisborne Town centre 5 minutes drive.

This property is on the foothills of Mount Macedon, Sunbury is a short drive away and Melbourne International Airport within 35 minutes drive.

KEY FEATURES

- Easy access to the Melbourne CBD.
- Close to all amenities.
- A great land banking opportunity.
- Potential future development land.
- Short drive to Mt Macedon and surrounding areas

METHOD OF SALE

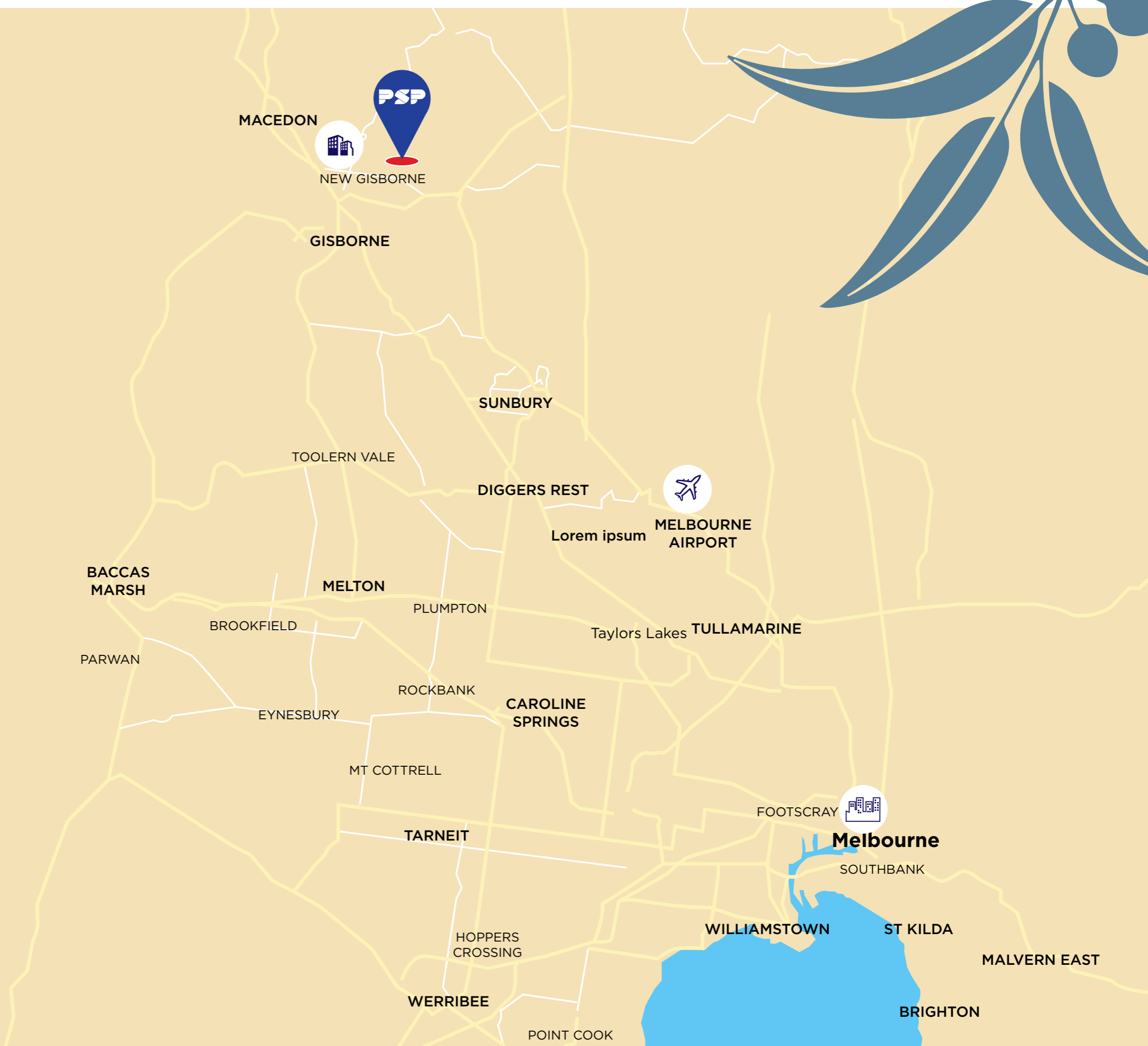
The property is being offered for sale by private treaty.

MARKETING AGENTS

PSP Property Group
L13, 120 Collins Street, Melbourne 3000
www.pspproperty.com.au

Location Map.

-  59km MELBOURNE CBD
-  35 mins MELBOURNE AIRPORT
-  5 mins GISBORNE
-  3 mins GISBORNE TRAIN STATION





Property Description.

Northern boundary	316.1 meters (approx.)
Eastern boundary	120.8 meters (approx.)
Southern boundary	354.0 meters (approx.)
Western boundary	151.9 meters (approx.)
Total area	5 HA / 12.35 Acres



Property Description.

Total area 5 HA / 12.3 Acres

Location Amenties.

EDUCATION

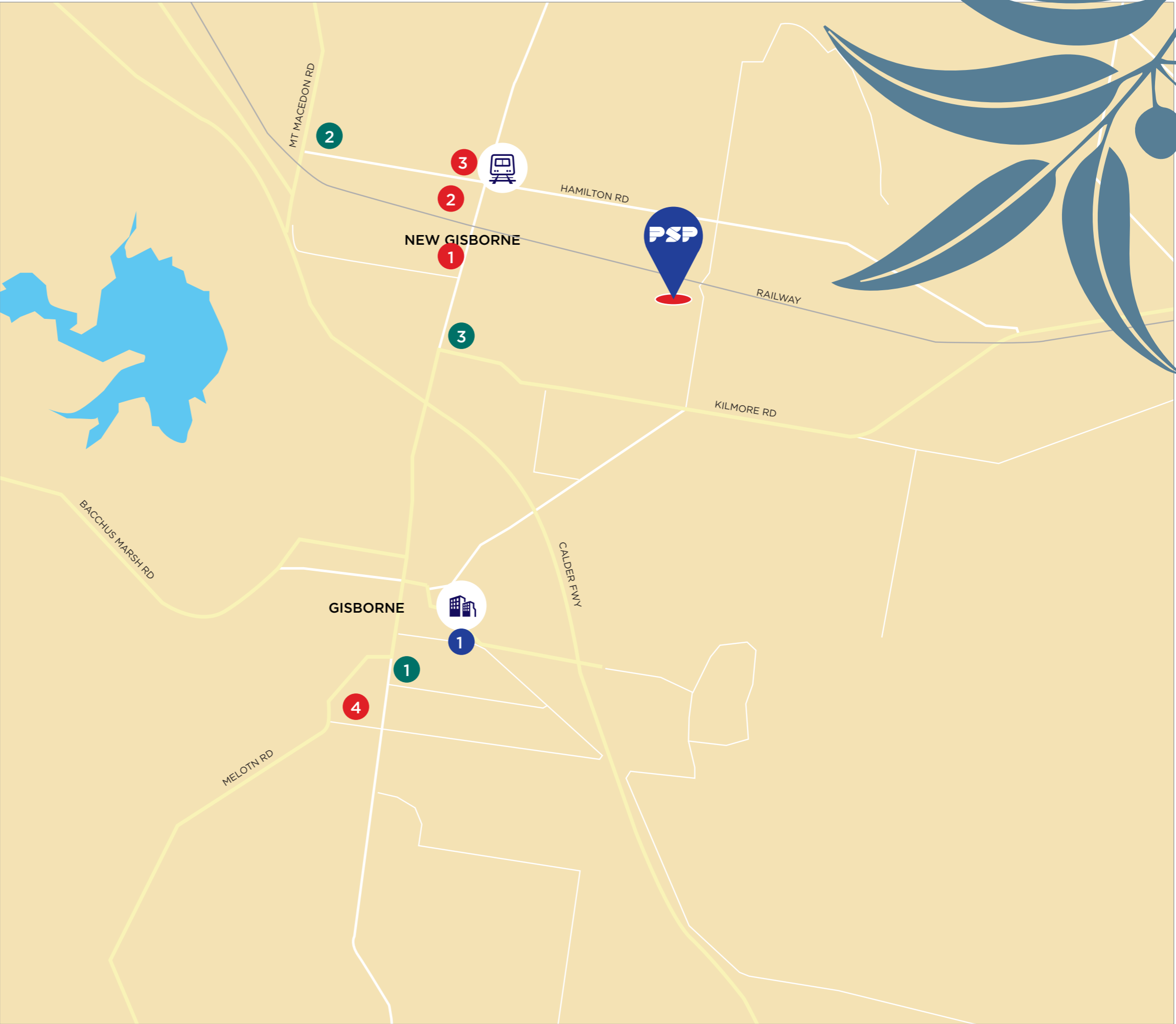
- 1. New Gisborne Primary School
- 2. Holy Cross Cathloic Primary School
- 3. Gisborne Montessori School
- 4. Gisborne Secondary School

HEALTH & COMMUNITY

- 1. St Mary Medical Center
- 2. Macedon New Gisborne Swim Center
- 3. Warrina Aged Care

SHOPS

- 1. Gisborne Town Center





Mt Macedon

Mt Macedon is a small town 64 kilometres north-west of Melbourne. The town is located below the mountain of the same name, which rises to 1,001 metres.

At the 2016 census, Mount Macedon had a population of 1,335 and the Shire of Mount Macedon at the 2016 Census, had a population of 46,100.

Mount Macedon is best known for its collection of 19th-century gardens and associated extravagant large homes, which is considered to be one of the most important such collections in Australia.

Due to its relatively high elevation of approximately 620 metres (2,030 ft), the area experiences much cooler temperatures on average relative to nearby Melbourne.

The area also receives high rainfall relative to the surrounding plains and much of the Melbourne area. This combination of geographic factors has contributed to the town's reputation as a resort town and thriving artisan food and wine industries and region.

Best known for its expansive native forests, which cover the mountain and surround the town and the iconic geographical attraction Hanging Rock.

The volcanic trachyte rock of the crag is used by rock climbers and the mountain has become a sports climbing venue due to its proximity to Melbourne.



Site Summary.

GROSS SITE AREA

5 ha contained in 1 title.

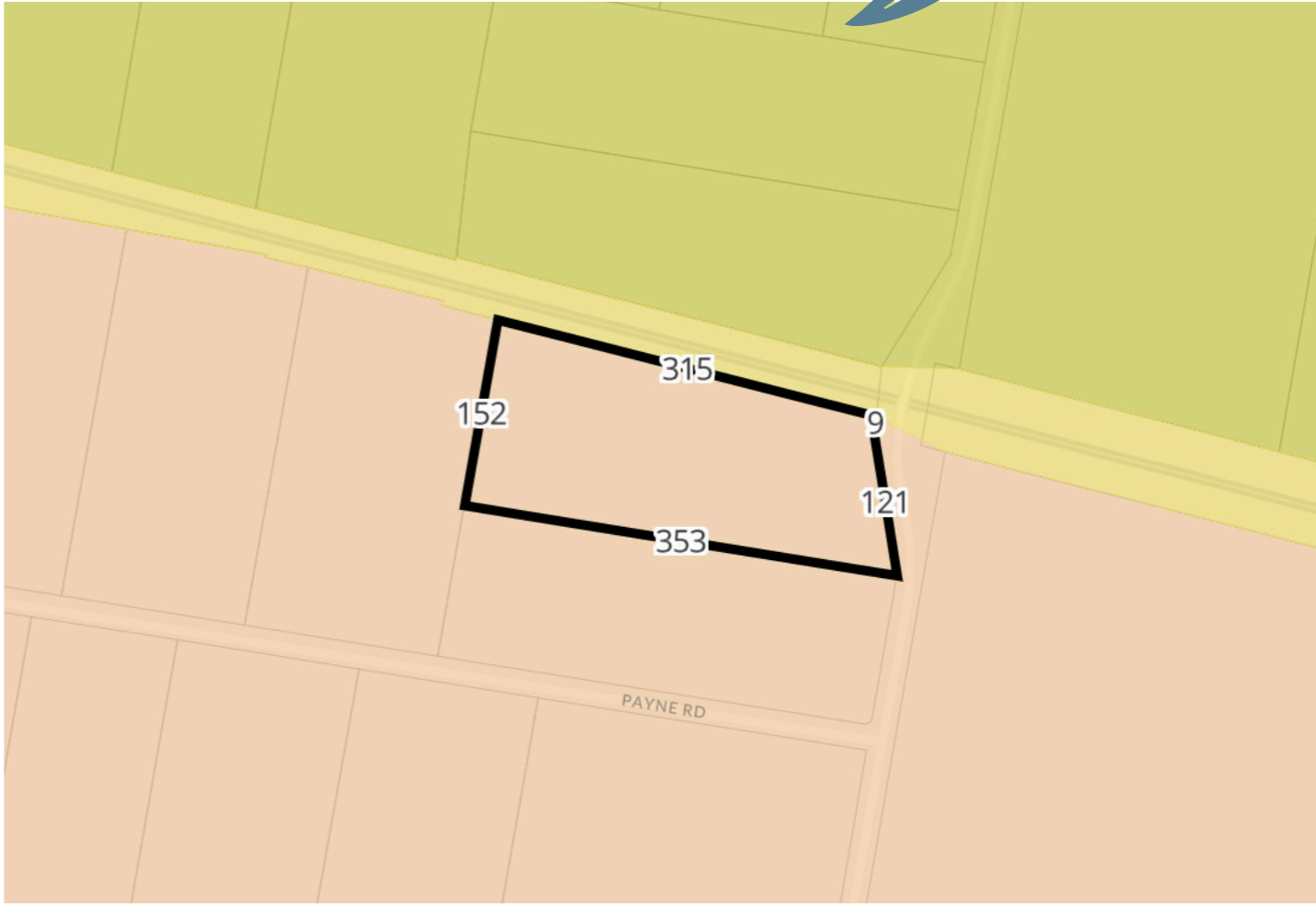
TITLE DETAILS



Title Information	Lot	8
	Plan	LP99892
	LGA	MACEDON RANGES
	PropNum	1173246

ZONING

Rural Living

Planning Zone.



-  Rural Living
-  Rural Conservation



Method of Sale.

The property is being offered for sale by private treaty.

PSP PROPERTY GROUP

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TERMS OF SALE

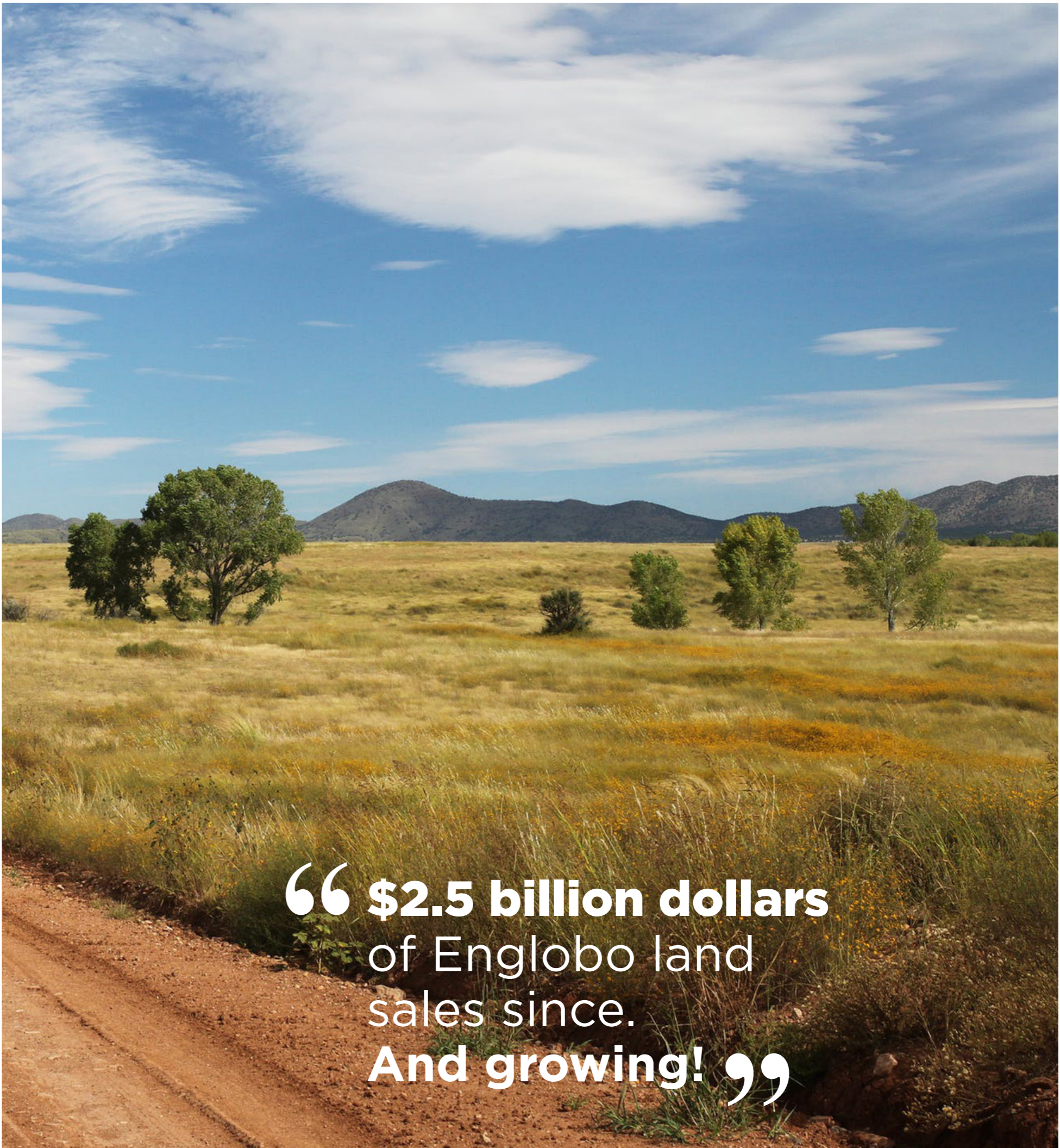
TBA

CONTACT DETAILS

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Manpreet Dandiwal
Director



“ **\$2.5 billion dollars**
of Englobo land
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And growing! ”

Disclaimer.

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The Vendor does not intend to be bound by any transaction until a contract in a satisfactory form is executed by the parties.



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**your future
lifestyle,
today!**”

Reference.

Please note that the information and images in this report have been sourced from Government/Council websites including the following:

The Shire of Macedon Ranges - www.mrsc.vic.gov.au
Visit Melbourne - www.visitmelbourne.com
Wikipedia - <https://en.wikipedia.org>
Parks Victoria - <http://parkweb.vic.gov.au>
Live in Victoria - <http://www.liveinvictoria.vic.gov.au>
Victorian Planning Authority - <https://vpa.vic.gov.au/>
Land.vic.gov.au - www.land.vic.gov.au
Landchecker - www.landchecker.com.au
Melway - <http://www.melway.com.au>
Nearmap - <https://www.nearmap.com.au/>
Salesian College - www.salesiansunbury.vic.edu.au

Shaping Local Communities



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