



## 22 Budd Avenue Wallan VIC

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Welcome to a sanctuary of tranquillity and endless possibilities nestled within the picturesque township of Wallan.

**Price** : \$2,000,000 - \$2,200,000  
**Land Size** : 35620 sqm  
**View** : <https://www.ypa.com.au/7999733>

Prepare to be captivated by this extraordinary property, where every feature embodies luxury, convenience, and the promise of a remarkable lifestyle.

With expansive land spanning an impressive 35,620m<sup>2</sup> (8.8 Acres) approx. this property invites you to immerse yourself in the beauty of nature. Whether you dream of creating a spacious estate, developing multiple properties (STCA), or simply cherishing the vast open space, the potential is boundless.

Just an hour's drive from the vibrant heartbeat of Melbourne's CBD, this property offers the perfect blend of



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