



431 Carlsruhe Central Road, CARLSRUHE, VIC 3442

'Essex Park' & 'Seven Oaks'

88.32 hectares, 218.24 acres

Elders Rural Services Australia Limited is pleased to present for sale 'Essex Park' and 'Seven Oaks', two contiguous parcels of land offering an exceptional lifestyle opportunity one hour* from Melbourne CBD.

Ideally positioned 10km* north of Woodend and only 2km* off the Calder Freeway, the properties occupy a total 88.32 hectares* (218.23 acres*) of land overlooking stunning vistas towards the Macedon Ranges. The properties feature highly versatile level to gently undulating topography and are ideally suited to a range of pursuits including livestock, cropping and equine.

'Essex Park' and 'Seven Oaks' both offer a reliable 770mm* (30") annual rainfall, productive soil types and quality farm improvements.

Lifestyle opportunities of this nature rarely present themselves to market.

TYPE: Sold

INTERNET ID: 300P56537

SALE DETAILS

For Sale

CONTACT DETAILS

Elders Real Estate Victoria
Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Nick Myer
0427 610 278

To be offered for sale as a whole or as two separate contingent allotments.

Key features:

'Essex Park' 431 Carlsruhe Central Road

Land area: 42.15 hectares* (104.14 acres*)

Current town planning permit for a large residence boasting an award for Best Residential Unfinished/Concept Project in Victoria for 'Carlsruhe Cantilever'

Reliable bore water

Exceptional improvements including a fully lockable machinery shed/workshop, three bay hay shed, three bay machinery shed, near new cattle yards and ample water storage

'Seven Oaks' 531 Carlsruhe Station Road

Land area: 46.17 hectares* (114.09 acres*)

Multiple home sites (STCA)

Exclusive selling agents

Nick Myer 0427 610 278, nick.myer@elders.com.au

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* denotes approximately

- Land Area 88.32 hectares







