



## 20 Tannery Lane, MANDURANG, VIC 3551

Million Dollar Position

**0.81 hectares, 2.00 acres**

Elders Easy Sale Closes Wednesday 6 April, 2:pm.

Indicative Sale Price \$720,000 - \$780,000.

A prominent Bendigo landmark, Tannery Lane exemplifies all that is special about heritage rich Mandurang; shady avenue trees, boutique vineyards, and emerald green pastures. This property offers an outstanding opportunity for those with vision, flair, and a burning passion to create a masterpiece.

Splendidly located, this 2 acre property sits proudly at the apex of notable Tannery Lane. Zoned Rural Living and surrounded by outstanding homes, this is an exceptional opportunity to design and construct a sizeable home and shedding in Bendigo's most aspirational locale (STCA).

Tannery Lane has recently been refinished resulting in an excellent frontage of bitumen road with power nearby.

**TYPE:** Sold

**INTERNET ID:** 84P2352

### SALE DETAILS

**Elders Easy Sale  
Closes Wednesday 6  
April, 2pm**

### CONTACT DETAILS

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Martin Skahill**  
0427 431 744

Typical of the area, the soils are rich and fertile â## highly suitable for grazing stock on the native pastures or establishing a bountiful orchard and gardens. The property is cleared and level, with a scattering of gums along some boundaries providing privacy and enhancing the rural appeal of this wonderful acreage. This is a very rare opportunity to own property in the area.

A copy of the Due Diligence checklist can be found at  
<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 2.0000 acres



