



## 50 William Perry Lane, SEBASTIAN, VIC 3556

"Elysian Downs" Live on Approximately 89 Acres of Native Australian Paradise

"Elysian Downs" is for those with a deep abiding love of our Australian native bushland. If you'd like to live on covenant protected, Trust for Nature land amongst Box Ironbark and Mallee vegetation, with a bird list comprising 180 species, 6 eucalyptus species, spectacular native orchids and the rare Whipstick Westringia and Whirakee Wattle, as well as native wildlife including wallabies and visits from Brush-tailed Phascogale, this might become your own piece of paradise.

Two titles provide 35 hectares combined, separately they consist of a 28 hectare allotment with two large exclusion plots with dams for wildlife, this lot borders the Greater Bendigo National Park and has a lovely north facing, brick veneer, two bedroom, wheelchair friendly home, with a single gable roof to make extending easy. The other title, which fronts Pierces Road, is 8 hectares and includes an aesthetically appealing heritage listed eucalyptus distillery with the chimney and vats remaining that would have been used to process the oil from the abundance of Blue Malley here which produces the best oil. The lot also has a domestic area for the provision of building.

While the conservation aspect is clearly of the utmost importance to the owners, they were also pretty particular about what they wanted from their home when they had it built, circa 2000. They only wanted 2 bedrooms but knew that one day future owners may want more bedrooms, or another living area, so made sure it was single gable to

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**TYPE:** For Sale

**INTERNET ID:** 84P2909

**SALE DETAILS**

**\$775,000-\$800,000**

**CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Ruth Heard**  
0479 059 099

easily accommodate an extension. It has also been built specifically to be wheelchair friendly, with wide doorways, spacious rooms and appropriate bathroom facilities.

It is north facing with the open plan kitchen, dining living area extending the length of the home, with a wall of windows to bring the outside in, and eaves of a specific depth to ensure it is solar passive, to enjoy the best of the winter sun and provide relief from the heat in summer. Further to this end, a ducted reverse cycle split system is installed. The residence is all electric and has a 2.1kw back to grid solar system as well as solar hot water.

The home is super secure with Crimsafe doors and security shutters on all windows. It has loads of built-in storage including robes in both bedrooms, cupboards the length of the lounge, a desk / study nook, and bookcase in the open plan area, a dresser in both bedrooms and even the bed in the main bedroom is built-in, offering drawer storage underneath. An 80KL tank and 18KL overflow tank provides an ample water supply.

While you can immerse yourself in all of the peace and tranquility on offer here, you are just a quick 15 minute trip from Eaglehawk, which will service all of your daily needs, and for anything more you can be in Bendigo proper in under a half an hour too.

Consider yourself invited to an open inspection or feel free to contact the agent to arrange an inspection, she will be more than happy to assist you in any way she can.

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

Other features: Area Views, Bush Retreat, Heating

- Land Area 89 acres
- Building Area: 121.90 square metres
- Bedrooms: 2
- Bathrooms: 1
- Double garage















50 William Perry Lane,

0 1 2 3 4 5  
Scale in metres. Indicative only. Dimensions are approximate. All measurements are taken from the centre of the lot.