



## 180 Pinchgut Lane, SHELBOURNE, VIC 3515

Brand New Steel Frame Home On 151 Fertile Acres

Expressions of Interest

Closing Wednesday 29 October, 2:00pm

Indicative Sale Price \$1,200,000 - \$1,300,000

If you have been waiting and hoping for a large Lifestyle Property, substantial enough to do some real farming, and you'd like a brand new, never been lived in home, where picture windows show sweeping views across an undulating landscape to distant mountain ranges, then you'll know how rare properties like this are, and you are going to need to put this on top of your list, especially if you want the landscaping to have already been done to perfection, plenty of shedding, a few house facilities, and a few special surprises as well.

One of the best aspects of this property is simply its size, at 151 acres it is truly a farm. There are 100 acres, traversed by a seasonal creek, currently sown down with Faba beans, the land has been well worked and well maintained, for the last 11 years, it has been tilled and improved with lime, and the rich fertile soil has supported crops such as Canola, Wheat, Barley and Hay Oats in that time.

**TYPE:** For Sale

**INTERNET ID:** 84P2912

**SALE DETAILS**

**Expressions of Interest**  
**- ISP \$1.2m - \$1.3m**

**CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Wayne Heard**  
0409 248 477

Another excellent attribute is the brand spanking new JG King home, with three living areas and four bedrooms, the main is nice and private at one end of the home, with a his & hers walk-through robe to a three piece ensuite. The other three bedrooms, at the other end of the home are serviced by a separate toilet and a three piece bathroom. This would be a wonderful place to wake up and spend your day as the views are simply exceptional, showcasing Mount Tarrengower to the south and stretching across the surrounding ranges. The enjoyment of living here is enhanced by an abundance of birdlife including Honeyeaters, Magpies and Finches.

Some fine finishing touches include composite stone bench tops, a nice big five burner gas stove and a walk-in pantry. While the home is kept comfortable with reverse cycle air conditioning, a provision has been made by the builder, for future installation of a solid fuel heater in the large open plan living area. A double garage with a panel lift automatic door even has a painted floor, and offers direct access to the home.

You're going to love the landscaping and gardens here, it has all been finished off for you, even the tanks are tucked away behind a beautiful Queensland Box timber surround, black brick pavers skirt garden beds and timber tiers create an aesthetically satisfying entrance to the home. The long driveway is lined with Lemon Scented Gums, the rest of the property is interspersed with Sugar Gums, Box trees and Redgums. A fernery between sheds is a nice shady, transitional space that also houses a potting shed by the enclosed vegetable garden and fruit trees include Nectarine, Lemon, Apricot, Apple, Plum, Almond, Orange, Peach and Olive.

School bus pickup is available at the front gate. Good kangaroo proof fencing is constructed of ringlock with steel posts and timber stays. Several tanks provide a rain water storage capacity of around 163,000L, this is collected from all the rooves on the property including the goat shed. Other shedding on the property includes a 6 bay machinery shed, an open ended shed big enough to store a header or a prime mover, and a 30m x 9m colorbond shed with a 3.2m high sliding door towering to 4.4m at the ridge. This shed has a lights, power and a concrete floor, a Mezzanine floor with pull down stairs, and some lined space as well. Horse facilities include a round yard with 3 holding yards adjoining, a lock up stable with a yard, and some other sundry shedding which can be used as hay sheds, a feed shed and a tack room.

This picturesque rural retreat is situated 15 minutes from the Kangaroo Flat shopping strip and Lansell Square shopping centre, 25 minutes from the heart of Bendigo and 30 minutes from Castlemaine or Maryborough. For those that like to frequent the city it's a very easy commute the Tullamarine Airport or the Melbourne fringe in around 90 minutes.

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

Other features: Area Views, Carpeted, Heating, Openable Windows, Toilet Facilities

- Land Area 61.19 hectares
- Bedrooms: 4
- Bathrooms: 2
- 4 car garage
- 6 car carport
- Ensuite

















180 Pinchgut Lane,  
SHELBOURNE

Bedroom 1: 3.2 x 4.0  
Bedroom 2: 3.2 x 4.0  
Bedroom 3: 3.2 x 4.0  
Bedroom 4: 3.2 x 4.0  
Bathroom: 2.0 x 2.0  
Laundry: 1.0 x 2.0  
Carport: 5.2 x 4.0  
Pergola: 2.0 x 2.0  
Pool: 2.0 x 2.0

Scale in meters indicating only. Dimensions and representation. All information contained herein is provided for information only and is not intended to constitute an offer of any financial product. The information is provided for information only and is not intended to constitute an offer of any financial product.



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