



14 Wynnes Lane, ASCOT, VIC 3551

1.24 Ha / 3.06 Ac Boutique Lifestyle Allotment

1.24 hectares, 3.06 acres

Elders Easy Sale closes Wednesday 3 September, 2:00pm (unless sold prior).

Indicative sale price \$530,000 - \$560,000.

Having travelled on sealed bitumen roads, an elegant timber post and rail gateway welcomes you to this stunning property, in what is known locally as "Wynnesfield" (meaning "open country meadow") boutique estate.

Boasting a remarkable rural ambience, the property is positioned in the Bendigo Racecourse Precinct, only a stone's throw from suburban living; and enjoys immediate access to city conveniences.

The block measures 1.24 hectares / 3.06 acres, is titled ready to go, and has a very substantial approved building envelope. Plans exist for the construction of an impressive new home by the highly regarded Paul Gray Builders.

TYPE: For Sale

INTERNET ID: 84P2919

SALE DETAILS

**Easy Sale Closes Wed
3 Sep - ISP
\$530k-\$560k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

A new home would be sited to take maximum advantage of passive design, and outlooks to the tranquil country landscape. The clean fill on site is ready to be called on to form the building envelope. The block is fully fenced and mains power, water, telephone, and NBN are available at the front boundary.

This location enjoys excellent access to the Bendigo Racecourse and Bendigo Golf Club. It's a short drive to all the conveniences of Village Epsom and White Hills, and only a 10min drive to the Bendigo CBD.

This most enviable property is deserving of a bespoke home, sizeable shed, stables, outdoor living spaces, pool, landscaping and play areas. It is most deserving of you and your family, your ideas, and your dreams.

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

- Land Area 3.0600 acres

