



1 Toomy Road, MARONG, VIC 3515

Rural Lifestyle Calling

0.81 hectares, 2.00 acres

This is an exciting chance to secure a 2 acre block in the Farming Zone. Neighbourhood by farms, it enjoys stunning rural outlooks, a calming ambience, and that seemingly all elusive peace and quiet.

This location is perfect for those who seek an easily manageable country holding, within comfortable driving distance of a regional city centre. It is only a short 10 min drive to Marong, and a further 15 mins to central Bendigo.

The property is positioned on the corner of Toomy Road and Stoneleigh Road. It offers excellent fencing, established shade trees, a 9m x 6m shed with a 9m x 4m lean-to, and two water tanks.

Please contact the Loddon Shire Council planning department on 03 5494 1200 to discuss the possibility of building a home on the property.

TYPE: For Sale

INTERNET ID: 84P2940

SALE DETAILS

\$175,000 - \$185,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

Your family may wish to secure the property as a weekend retreat for leisure activities and to keep livestock or horses. Or you may choose to supplement your income by offering the property for horse agistment.

The suburb of Marong is rapidly developing and is a welcoming and friendly community. It offers Malone Park Recreation Reserve, a play space, seasonal pool, golf club, primary school, hotel, doctor's clinic, kindergarten, caravan park, lifestyle village, coffee shop, general store, and a bakery.

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

- Land Area 2.0000 acres



