



Calder Highway, RAVENSWOOD, VIC 3453

Exquisite Frontage to Buckeye & Bullock Creeks - 6.00Ha / 14.83Ac Approx.

6.00 hectares, 14.83 acres

Elders Easy Sale close Wednesday 29 October, 2:00pm

Indicative Sale Price \$570,000 - \$620,000

This superb property is positioned in one of the most idyllic country areas on the outskirts of Bendigo, with its picturesque rolling hills and magnificent old gums. The location is highly sought after for its natural beauty and many lifestyle benefits.

People are attracted by the excellent access to Bendigo, with only a 10 minute drive to shopping in Kangaroo Flat, and a 15 minute drive to nearby Castlemaine. As well as the access to Kyneton within 30 minutes, and Tullamarine Airport in an hour and a quarter.

Measuring approximately 14.83 acres (6 hectares), this is a place of beauty and an abundance of natural character. A concrete crossover denotes the access from the Calder Highway up to the main gate and Eastern property boundary.

TYPE: For Sale

INTERNET ID: 84P2953

SALE DETAILS

**Easy Sale Closes Wed
29 Oct - ISP
\$570k-\$620k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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Buckeye Creek forms the Northern boundary and Bullock Creek forms the Western boundary. The land is a collection of gentle to moderate slopes that are dotted with tactile granite rocks and boulders, and beautiful Box Ironbark vegetation. The property is well draining and there are two small dams. The soils consist of brown-grey granite sandy loams.

A planning permit to construct a dwelling was previously granted in 2009, which has since lapsed and expired. Zoned Farming, please contact the City of Greater Bendigo Planning Team to discuss the process of re-applying for a planning permit to build a new home and shedding.

This would be a prized location to build a new home (STCA) and there is mains electricity available via a pit at the front gate. There is an ideal spot earmarked by the current owners for a building envelope. It would be spectacular for a north facing home that embraces sustainability principles, solar passive design elements, and marvellous views.

Or for the time being, enjoy the property for leisure activities. Set up your caravan or tent on higher ground and delight in your front row seats to the views of the surrounding stunning countryside. Or camp and picnic on the creek flats which are lined by centuries old majestic River Red Gums.

This is one of the area's finest holdings and a property that must be inspected to be truly appreciated.

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

- Land Area 14.8300 acres



