



4396 Calder Highway, RAVENSWOOD SOUTH, VIC 3453

A Privileged Location for Your Restored or New Home on 8 Ha / 20 Ac Approx.

Elders Easy Sale close Wednesday 5 November, 2:00pm

Indicative Sale Price \$730,000 - \$770,000

This superb property 'Ardmuir', 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 15 minute drive to shopping in Kangaroo Flat, and a 10 minute drive to nearby Castlemaine. There is also access to Kyneton within 30 minutes, and Tullamarine Airport in an hour and a quarter.

The property currently comprises 5 individual titles totalling approximately 20 acres (8 hectares), moderately sloping and dotted with shade trees. It is located on the East side of the Calder Highway and has two access driveways. This is a place of beauty and natural character. Bullock Creek meanders through the allotments, lined by centuries old majestic River Red Gums.

TYPE: For Sale

INTERNET ID: 84P2960

SALE DETAILS

**Easy Sale Closes Wed
5 Nov - ISP
\$730k-\$770k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

There are two dams, established fruit trees and wild flowers. With taming, the gardens would be returned to their former glory. You may also choose to undertake to restore the existing home and sheds, reclaiming what can be reclaimed, and recycling what cannot.

There is mains electricity available and a connection to the Coliban Water Rural Pipeline. You may wish to contact the Mount Alexander Shire Council to discuss the Ravenswood South Restructure Plan and the option of consolidating the lots as one title and building stables or a building other than a dwelling, in addition to restoring the existing home, or rebuilding a new home. You may wish to seek to build a new home in place of the existing, or site a new home elsewhere within the boundaries.

This is a wonderful lifestyle property and an opportunity to put your stamp on the map.

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

- Land Area 20 acres
- Bedrooms: 3
- Bathrooms: 1
- Single garage

