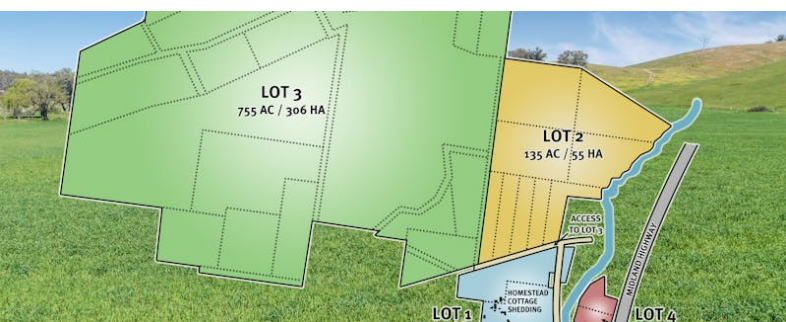




59 Stuchbree Road, YAPEEN, VIC 3451

Lifestyle, Grazing, Agriculture & Nature, Large Scale Farming or Smaller Lot Sizes Available - 380.4 Ha / 940 Ac

Expression of Interest closes Friday 28 November, 2:00pm

Information Memorandum (IM) Available Upon Request.

'Hilltop' has been held by the Stuchbree Family for 150 years, spanning 5 generations. It is located in a very highly regarded area just beyond Castlemaine / Campbells Creek and is a perfect balance of rolling hills, fertile creek flats, native bush, and grazing land. So vast is the holding that it enjoys horizon views of Mt Consultation, Mt Franklin, Mt Alexander, and Mt Tarrengower.

The farm is offered as a whole or in 4 lots individual lots.

Lot 1 has a Homestead, a Settlers' Cottage, and extensive shedding on 41 acres / 17 hectares. The brick homestead in the Colonial style features 4 bedrooms, two bathrooms and space for even the largest of families to reside comfortably. The floorplan includes two living areas in addition to dining with a bay window with stunning outlooks. Solid timber cabinetry is installed throughout the kitchen and bathrooms,

TYPE: For Sale

INTERNET ID: 84P2962

SALE DETAILS

EOI Closes Friday 28 Nov, 2pm

CONTACT DETAILS

Elders Real Estate Bendigo

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

Colonial windows and brass light switches compliment the style, along with electric cooking and a dishwasher. There is excellent storage throughout and a three car garage under the main roof. There is split system air-conditioning, wood heating, and there are two 20,000 gallon water tanks and the option of well or dam water for the garden.

The Settlers' Cottage circa 1870's, features original solid stone and weatherboard construction and some original features, including pine lining and exposed log roof beams. The cottage has its own dedicated water tank and septic system. It can be privately let, providing another income stream.

Lot 2 would be a wonderful place to build a new homestead, with panoramic views, on 135 acres / 55 hectares. This lot has a Riparian Water Right to Campbells Creek and fertile creek flats for crop and fodder production. The vistas of picturesque farmland and rolling hills will never cease to delight you and your visitors.

Lot 3 is the largest of the allotments offering 755 acres / 306 hectares of cropping paddocks and undulating grazing paddocks, dams, and areas of native bush.

Lot 4 is fenced as one paddock of 9 acres / 4 hectares between the Midland Highway and Campbells Creek.

The farm is supplied by a well fronting Campbells Creek, with water pumped from the creek flat to a dedicated 12,000 gallon water tank. There are numerous dams and drinking troughs across the various paddocks.

Other infrastructure includes numerous machinery sheds, hay sheds, a 2 stand shearing shed with yarding and sheep dip, cattle yards, and a large workshop with concrete floor and power. The original dairy also with concrete floor and power, the blacksmiths shop, and the original stables have also been preserved.

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

- Land Area 940 acres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage







