



1012 Bendigo-Maryborough Road, LOCKWOOD, VIC 3551

43 ACRE HOBBY FARM CLOSE TO TOWN

Elders Easy Sale

Closing Monday 15 December, 2:00pm

Indicative Sale Price \$795,000 - \$850,000

If you've been dreaming of a wonderful country lifestyle and perhaps some hobby farming, in a place where children can run and play in the fresh air, or if you simply want to find a peaceful retreat with good proximity to a regional city, then this olive farm of approximately 43 1/2 acres, with a well presented 4 bedroom home in a lovely garden setting, could be just the one for you.

If you fancy yourself as a hobby farmer, you could continue using the property as it has been established, for growing olives, different types on the property include Coratina, Correggiola, Frantoio, Leccino and Arbequina, there are also stands of other productive trees scattered on the property including Pine Nut Trees, and also Sugar Gums, Red Ironbark and Boree, which will be suitable in the future for furniture and firewood. If you have something else in mind that you would like to do here, it would be suitable for a range of other hobby farming pursuits.

TYPE: For Sale

INTERNET ID: 84P2975

SALE DETAILS

**Easy Sale Closes Mon
15 Dec - ISP \$795k -
\$850K**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Wayne Heard
0409 248 477

It has several noteworthy attributes, including but not limited to, a big catchment dam of approximately 2 megs, with a working windmill, 5 tanks with a combined capacity of 76,500 litres, sealed road frontage, school bus pick up and drop off, ample shedding, new underground power, and a lovely home with a nice farmhouse feel which has a back up generator at the flick of a switch, as well as a 6.6 kw solar system with micro inverters.

The home was built in 1977 and it's been such a wonderful place to live that this is the first time it has been on the market. It has been well maintained and updated over the years. It has a good feeling, you can just tell it's been a happy home.

The external construction is Hardiplank. It's a very comfortable size and has four bedrooms, one of which is currently in use as a study, two others have standard size built-in robes, while the main has a whole wall of built-in robes, they are serviced by an updated crisp white three-piece bathroom with good vanity storage space, a bathtub, and a shower with a hand-held sprayer, let's not forget the essential separate toilet.

The laundry is a good size and features a bench with a redgum top that was from milled from this property. Nice high 9 foot ceilings create a lovely sense of space and the majority of the home has beautiful polished timber floors, including the lounge which has a privacy wall from the front door, and a brick fireplace with an inset solid fuel heater under a mantelpiece that extends the length of the wall with built-in shelving below on either side. Further heating and cooling options include reverse cycle split systems and a new evaporative air-conditioner.

The kitchen is fresh and light filled, it's been updated with modern cabinetry incorporating a drawer system and a concealed hutch, the stove is stainless steel. For rustic appeal and for warmth, the original Everhot stove is still in place, and a step-in pantry has the clever addition of small shelving on the back wall creating a very handy spice rack.

From each of the rooms there are lovely views of the well established, landscaped gardens that encompass the home. Kids and adults alike will enjoy the variety of plants and flowers, while taking a stroll upon the paths and passing through arbours, arches and a moongate, or just relaxing with a drink upon the brick paved entertaining area.

You can grow your own veggies in the wicking beds, or if you're looking for points of interest you might enjoy the mound concealing a World War I bunker, or the old clawfoot bath from the Maryborough convent, repurposed for water lilies.

The property consist of six paddocks and the house yard. The majority of the fencing is in good condition and is ringlock. Shedding includes a lock-up galvanised iron workshop, a three bay shed with a carport annexed, one of the bays has a roller door, one has a mesh gate and the third is open, a five bay machinery shed, a chook shed and various other sundry shedding.

While you are truly out in the country it is nice to know that all the conveniences and amenities of town are readily available at Kangaroo Flat in under 10 minutes, or Bendigo proper for anything more, in around 15 minutes. This one is really nice and deserves an inspection. If you would like more details, or to arrange an inspection, please call the agent Wayne Heard on 0409 248 477.

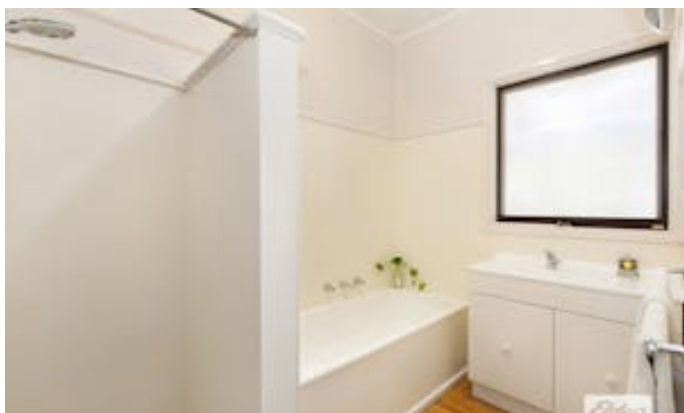
A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

Other features: Heating

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Land Area 43.6 acres
- Bedrooms: 4
- Bathrooms: 1
- 4 car garage
- 4 car carport









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