



Lot 4 Axedale-Kimbolton Road, EPPALOCK, VIC 3551

60 ACRE LIFESTYLE BLOCK FRONTING THE CAMPASPE RIVER

24.25 hectares, 59.92 acres

As they say with land "They are not making any more of it." That saying is especially true when it comes to buying land with prime Campaspe River Frontage as the opportunities are certainly limited, and as time goes on, riverfront blocks will become harder to get.

If you are looking for lifestyle land with something a little bit special to build your wonderful new dream home (STCA), then this block may be of interest to you. This very scenic allotment boasts absolute frontage to the Campaspe River, panoramic views over a dramatic rugged rural landscape and lovely views of Mt Alexander in the distance.

Please note; The property is zoned Rural Conservation, and would be suitable for building a home and shedding subject to planning approvals from the City of Greater Bendigo. Potential purchasers should make their enquiries with the City of Greater Bendigo planning department to ensure that the property is suitable for their needs.

TYPE: For Sale

INTERNET ID: 84P2987

SALE DETAILS

\$575,000 - \$625,000

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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BENDIGO, VIC
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Wayne Heard
0409 248 477

The land has many aspects as the block is quite long from front to back. The front portion of the block offers several level home sites, mostly free of rock. Powerlines pass the front of the property and a newly created crushed rock driveway has been formed providing the foundation for a gravel driveway. Towards the rear of the block, the land has more rock formations and there are spectacular elevated views across the valley as the river meanders its way through the rugged countryside.

Another interesting feature of the property is the original stone fences, which date back over 150 years and form the boundaries. The productive volcanic soils support a mixture of improved pasture and native grasses suitable for grazing and fattening of livestock. It is also worth noting that the property is currently fenced on 3 sides.

The property is ideally located only 25km from the Bendigo CBD, 2km from Axedale, and the Lake Eppalock spillway is just over 2km away.

Call today to arrange an inspection of this wonderful parcel of land - Wayne Heard 0409 248 477

- Land Area 24.2500 hectares



