



83 Cornella-Toolleen Road, TOOLLEEN, VIC 3551

Your New Home or Weekender Awaits in Toolleen

0.61 hectares, 1.50 acres

Elders Easy Sale Closes Wednesday 4 March, 2pm (unless sold prior)

Indicative Sale Price \$230,000 - \$250,000

Nestled in Toolleen's renowned wine growing region, this generous 1.5 acre (6,070sqm) allotment offers the perfect canvas for your dream home or country escape. Fully fenced it is enhanced by established shade trees and frontage to the sealed bitumen road.

Fenced with the property is an unmade Government Road - an additional area of approximately 1,200sqm which you will hold under an Agricultural Licence. There is mains electricity available at the roadside for your connection, or you may prefer to install a solar system.

This is an outstanding and affordable opportunity to create a permanent residence or a relaxing weekender surrounded by natural beauty. Imagine designing your own native

TYPE: For Sale

INTERNET ID: 84P2992

SALE DETAILS

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4 March - ISP \$230k -
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CONTACT DETAILS

**Elders Real Estate
Bendigo**

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gardens, a thriving veggie patch, play spaces for children and pets, and inviting outdoor areas for entertaining family and friends.

As you turn off the Northern Highway onto Cornellaâ##Toolleen Road, you'll pass the historic Toolleen Hotel, established in 1873 to serve travellers heading toward Heathcote, the Goldfields and Echuca. Today, it remains the social heart of this warm and welcoming community. Just 850 metres further along, your new property awaits.

Life here is peaceful and deeply connected to nature. Wake to birdsong and enjoy long summer evenings under the stars. When you head out for adventures beyond, you'll marvel at the views. The sweeping Mt Camel district bears vineyards and cereal crops â## a feast for the eye, and a sign of the region's fertility. You will observe and experience how the landscape changes with the seasons.

Conveniently located, the property offers bitumen road access all the way to Bendigo, an easy 30â##minute drive. You're also just 15 minutes from Heathcote, 50 minutes from Echuca and the Murray River, and around 1.5 hours from Melbourne's CBD.

This is your invitation to secure an enviable lifestyle - space, serenity and community. Where you and your family can live, grow, rest, and thrive.

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

- Land Area 1.5000 acres



