



Ramon Parade, RAVENSWOOD, VIC 3453

Last Vacant Block in Envable Ramon Parade - 8.59 Ha / 21.22Ac

8.59 hectares, 21.22 acres

Elders Easy Sale Closes Wednesday 11 March, 2pm (unless sold prior)

Indicative Sale Price \$550,000 - \$600,000

This wonderful property is 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.

Positioned on the corner of Ramon Parade and Blooms Lane, this is the last remaining vacant block, presenting an outstanding opportunity to build a new home (STCA) in the Parade. The land features a pleasing balance of cleared areas and shade trees, as well as a deep catchment dam in the back South-Eastern boundary.

Zoned Farming, please contact the City of Greater Bendigo Planning Team on 1300 002 642 to discuss the process of applying for a planning permit to build a new home and shedding.

TYPE: For Sale

INTERNET ID: 84P2995

SALE DETAILS

**Easy Sale Closes Wed
11 March - ISP \$550k -
\$600k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

Or for the time being, enjoy the property for leisure activities. Set up your caravan, tent or picnic and delight in your front row seats to the views of the surrounding stunning countryside. On inspection you'll also note the need for some working bees to improve fences to the north and east boundaries.

Measuring 21.22 acres (8.59 hectares), there is mains electricity available at the roadside for your connection. Or you may choose to run a solar system, and create a north facing home that embraces sustainability principles, passive design elements, and marvellous views.

People are attracted by the excellent access to Bendigo, with only a 10 minute drive to shopping in Kangaroo Flat, and a 15 minute drive to nearby Castlemaine. As well as the access to Kyneton within 30 minutes, and Tullamarine Airport in an hour and a quarter.

You are invited to inspect this truly beautiful parcel of land with enormous potential, ready for its next chapter.

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

- Land Area 21.2200 acres

