



421 Laanecoorie-Newbridge Road, NEWBRIDGE, VIC 3551

Spectacular Loddon River Frontage, 46.21 Hectares / 114 Acres

Elders Expression of Interest Closes Wednesday 17 June, 2pm (unless sold prior)
Indicative Sale Price \$790,000 - \$850,000

The natural appeal and timeless beauty of the Loddon River between Newbridge and Laanecoorie are constantly being rediscovered by locals and excite those seeking a tree-change. This is an outstanding example of what country living is all about, and has the promise to be more than you expect.

A disused homestead is comfortably settled on a rise within a safe distance of the river's edge, with plenty of open space around it to expand or redevelop. Some buyers will see potential in restoring the existing home, while others will look past the existing structure and see a blank canvas. Subject to obtaining a building permit from Council, you could potentially decommission the home into a studio and build a luxurious residence instead. Mains power is available at the boundary.

The property is comprised of rich fertile loam soil, the majority of which is arable and is subject to a farm lease arrangement. Divided into 3 main paddocks, fencing is in very good condition and a number of farm sheds are included. There are 2 reliable dams as well as easy river access for livestock and family water activities. You may wish to

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TYPE: For Sale

INTERNET ID: 84P3036

SALE DETAILS

**EOI Closes Wed 17
June - ISP \$790k -
\$850k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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investigate the disused pump site with the possibility of obtaining a water right for irrigating purposes.

In addition, application for a stock and domestic water allocation can be made to connect to the South West Loddon pipeline, which passes the front of the property.

It feels a world away from anywhere, but it's only a 2 minute drive to the township of Newbridge (famous for its general store and local pub), and 35 minutes to the Bendigo CBD, making a daily commute very achievable.

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

- Land Area 114 acres

