



162 Axedale-Kimbolton Road, AXEDALE, VIC 3551

Feature Packed - Renovated Home, Studio, Outstanding Shedding & Town Water

Elders Easy Sale Closes Wednesday 17 June, 2pm (unless sold prior)

Indicative Sale Price \$950,000 - \$1,020,000

This exceptional 37 acre (approx.) property is the perfect transition for those moving from larger farming acreage who still crave space, privacy and a rural outlook, yet want the convenience of town services. It's equally ideal for families seeking the lifestyle benefits of semi rural living within a friendly, well regarded township with direct access to Bendigo. A major advantage is the connection to town water, supported by two additional water tanks.

Fronting Axedale-Kimbolton Road, with secondary access via Crowes Road, the land offers a picturesque blend of natural bushland, shady established gums, and usable cleared areas - ideal for camping and perhaps a future second home as a dual occupancy arrangement with family STCA. Native Gully winds through the property and runs seasonally. Three dams, holding paddocks, ample shade, stockyards and a loading ramp create excellent conditions for livestock and it's a wonderful environment for horse riding.

TYPE: For Sale

INTERNET ID: 84P3039

SALE DETAILS

**Easy Sale Closes Wed
17 June - ISP \$950k -
\$1.020M**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

The tastefully updated home includes three bedrooms with built in robes, a study, two living areas and formal dining. The main bedroom features a walk in robe and ensuite. Comfort is assured with an 8 kilowatt solar system, ducted evaporative cooling and split system air conditioning.

Outstanding shedding adds versatility for additional living or recreation. The garage with twin roller doors has previously served as a rumpus room and includes evaporative cooling, a wood heater, TV mounting space and a storage/games cupboard.

The one bedroom studio is an inviting retreat for guests or extended family, complete with split system air conditioning, built in robe and a luxurious bathroom featuring a pebble stone shower base, rainfall showerhead and tranquil leafy views.

A substantial machinery shed operates on a second mains power system. It offers LED lighting, three open bays with dirt floor and power, plus two enclosed bays with concrete floor, power and built in shelving.

Positioned for lifestyle, the property is within strolling distance of the Axedale Golf Course and just four minutes from Lake Eppalock for water sports and recreation. Axedale's main street is an easy 1.7km walk, and Bendigo is only 24 minutes away via Mclvor Highway.

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

- Land Area 37 acres
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage





