



Ostrich Way, NEILBOROUGH, VIC 3570

Affordable Hobby Farm with Potential

8.09 hectares, 20.00 acres

Elders Expression of Interest Closes Wednesday 1 July, 2pm (unless sold prior)
Indicative Sale Price \$230,000 - \$250,000

This location is perfect for those who seek a peaceful country hobby farm, within comfortable driving distance of a regional city centre. It is only a short 20 mins drive to central Bendigo and just 15 mins to Eaglehawk shopping, schools and services.

The 20 acres enjoys open rural views and is positioned in the peaceful surroundings of Neilborough, midway between the equally friendly and welcoming communities of Raywood and Sebastian.

The property is fenced as one paddock and is lush with native grasses. The fertile soils could be sown to pasture to support grazing livestock. There is a dam alongside a row of established shade trees.

TYPE: For Sale

INTERNET ID: 84P3047

SALE DETAILS

EOI Closes Wed 1 July
- ISP \$230k - \$250k

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

Zoned Farming a permit would be required for a dwelling in support of an approved farming enterprise. Prospective buyers are encouraged to contact the City of Greater Bendigo Planning Team for guidance.

Your family may wish to use the property as a weekend retreat, or you may choose to supplement your income by offering the property for agistment.

Enjoy wide open space for camping, riding, play and activities. Kids have room to roam, pets have freedom to explore, and horse lovers have space to ride. A manageable, enjoyable acreage in a fantastic location.

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

- Land Area 20.0000 acres

