



Derrinal-Crosbie Road, TOOLLEEN, VIC 3551

Grazing, Fodder Production and Lifestyle. Two Properties with Spectacular Views, Selling 'As a Whole' or in 2 Lots

137.21 hectares, 339.05 acres

Elders Expression of Interest Closes Wednesday 1 July, 2pm (unless sold prior)
Indicative Sale Price \$4,500 - \$5,000 Per Acre

CA4 â## 64.72 Ha / 159.93 Acres

CA27 â## 72.49 Ha / 179.13 Acres

The Toolleen district has long been acclaimed as a highly sought-after farming area, famous for its versatility for a variety of rural pursuits.

Over the years, local farms have been used for wool growing, crossbred lambs, growing out merino wethers, livestock breeding, cereal and oil seed crops, olive plantations and vineyards.

TYPE: For Sale

INTERNET ID: 84P3051

SALE DETAILS

EOI Closes Wed 8 July
- ISP \$4,500 - \$5k per
acre

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill

Zoned Farming these are perfect lifestyle properties in an ideal environment. Positioned in quiet rural surroundings it would be an enviable place for you to construct a new home and additional shedding subject to Council approval. You could site your new home to take full advantage of the scenic views of the renowned Mount Camel ranges.

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Totalling 137.21 hectares / 339.05 acres, beautiful established trees provide natural shade and shelter for livestock. The gently undulating terrain provides excellent catchment and run-off to existing dams. CA4 provides a multi-purpose enclosed shed including a two-stand shearing shed, sheep yards, a machinery shed, silo and water tanks.

Only 90 minutes to Melbourne Airport, 20 minutes to boutique wineries and stores in Heathcote and 30 minutes to Bendigo's city conveniences. It is 15 minutes to water sports, fishing, and recreation at popular Lake Eppalock, and 50 minutes to the Murray River in Echuca.

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

- Land Area 339.0500 acres



