



Squatters Court, EPPALOCK, VIC 3551

A Premium 20 Acres Surrounded by Natural Beauty

8.12 hectares, 20.06 acres

Elders Easy Sale Closes Wednesday 15 July, 2pm (unless sold prior)

Indicative Sale Price \$520,000 - \$550,000

An elegant hardwood gateway and easy-care post and rail fencing set the tone as you enter this exceptional property just 10 minutes from Strathfieldsaye, one of Bendigo's most desirable and fast growing suburbs. Central Bendigo is an easy 25 minute drive, and Lake Eppalock's water sports, fishing and recreation are only four minutes from your front gate.

Zoned Rural Living and measuring 8.119 hectares / 20.06 acres, the land is titled, fully fenced, and ready for your plans. A substantial approved building envelope provides outstanding scope for a bespoke home, while mains power is available at the boundary.

The landscape is breathtaking: centuries old gums, native grasses, and a seasonal watercourse weaving quietly beneath the trees create a serene, untouched

TYPE: For Sale

INTERNET ID: 84P3053

SALE DETAILS

**Easy Sale Closes Wed
15 July - ISP \$520k -
\$550k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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environment.

A new residence here would naturally embrace passive design principles, capturing long views across the tranquil landscape and toward the leafy green expanse of the adjoining Lyell State Forest.

Squatters Court is a private enclave of high quality lifestyle properties, and this allotment is no exception. Like its neighbours, it deserves a home of presence - complete with generous shedding, outdoor living zones, a pool, landscaped gardens, and spaces for children to explore and play.

Secure a truly special parcel of land, one that invites your ideas, your creativity, and your family's future.

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

- Land Area 20.0600 acres

