



74 Mt Camel-Graytown Road, GRAYTOWN, VIC 3608

168 Acres - Lifestyle, Camping, & Grazing

67.99 hectares, 168.00 acres

A great spot to relax and enjoy rural surroundings in peace and seclusion in Graytown just off the Heathcote-Nagambie Road. Only 20 minutes to Heathcote, 25 minutes to Nagambie and 90 minutes to Melbourne Airport, with majority bitumen and part good all-weather road access.

The property is uniquely positioned alongside the Spring Creek Nature Conservation Reserve, and boasts stunning panoramic rural views. The untouched environment with abundant established trees makes an ideal site for recreation activities, horse riders, gold fossickers and beekeepers.

Zoned Farming (not suitable for the construction of a residence), there is a 4.6m x 7.5m hut with pergola, provision for a camp toilet and shower, an 11.2m x 8.3m shed, and water available from catchment dams.

Located in a highly celebrated and beautiful regional area, within easy reach of Heathcote and Nagambie for daily necessities and an easy drive from Melbourne.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 84P3058

SALE DETAILS

\$480,000 - \$525,000

CONTACT DETAILS

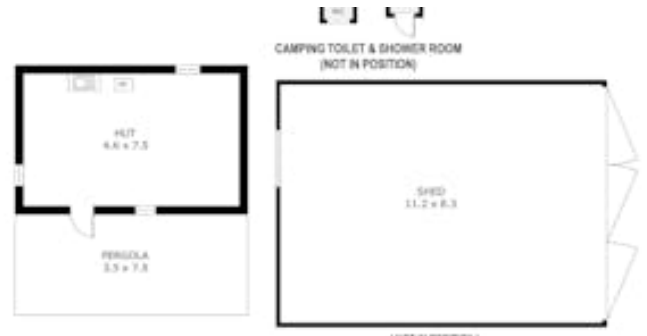
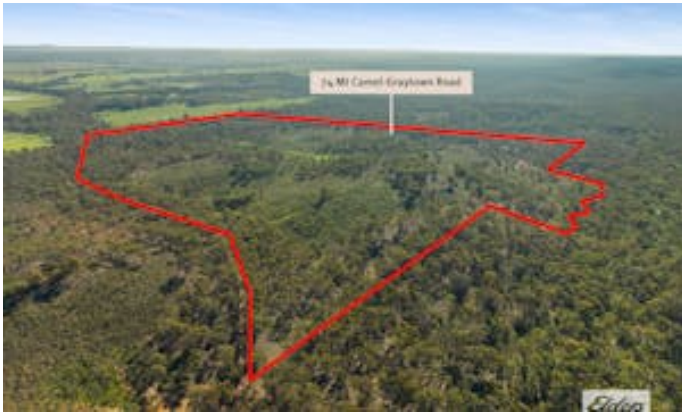
**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Patrick Skahill
0401 722 581

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

- Land Area 168.0000 acres



74 Mount Camel- Graytown Road,

Lot Area: 100.00
 Site Area: 100.00
 Building Area: 100.00
 Scale in meters, Indicate only. Show lines are approximate. All dimensions are to the center of the structure.