

1 Arnolds Road, Dereel, Vic 3352

Residential Land For Sale

Wednesday, 15 May 2024

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Area: 53 m2

Type: Residential Land



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\$620,000 - \$650,000

Located in the picturesque hamlet of Dereel, this expansive 132-acre property, divided into six individual titles ranging from 1 acre to 47 acres, is now available for sale as a single package. Zoned for farming, this stunning property features a balanced mix of 50% cleared land and 50% bushland. It includes two dams: one spring-fed dam and a 1.5 megalitre dam stocked with trout, enhancing the property's charm and utility. Adding further appeal, there's a 6 x 9 metre shed equipped with a skillion lean-to, roller door, and concrete floor, 4 solar panels facing north and a quality storage battery bank making it an ideal farm storage space. Water needs are well-supported by two plastic tanks plumbed to the shed, with a total capacity of approximately 45,000 litres. The property offers breathtaking views and is perfect for recreational activities, making it an ideal weekender. For those considering a permanent residence, any building or planning permits are subject to council approval through the Golden Plains Shire, which can be contacted at 5220 7111 (council property number 53 100 592). Mains power is available at the end of Arnolds Road but is not currently connected. Arnolds Road, located just off Ferrers Road, provides privacy, abundant native flora, and frequent wildlife visitors. Dereel is a charming rural village situated about 33 km south of Ballarat and 10 km north of Rokewood. It offers a scenic and serene environment, ideal for families to grow and explore. The city of Geelong is conveniently located an hour's drive away, providing a perfect balance of rural tranquillity and urban accessibility. Ballarat's Best-Selling Team