

115 Pickfords Road, Clunes, Vic 3370



Sold Residential Land

Wednesday, 23 August 2023

115 Pickfords Road, Clunes, Vic 3370

Area: 8 m2

Type: Residential Land

\$300,000

Dreaming of a regional bush retreat? The dream can be a reality with this fabulous 20-acre bush block. Located just around the corner from the Clunes Golf Club, with the 6th hole directly opposite, sit and enjoy the abundance of wildlife that calls this property home. Square-tailed Kite, Swift parrot, Eastern Yellow Robin, Yellow-tufted Honeyeater, Rainbow Bee-eater just to name a few of the 96 species the current owners have currently recorded and photographed. As the seasons change so does the landscape, again numerous plants have been recorded at the property including; Purple Beard Orchid, Hedge Wattle, Yam Daisy, Blue Squill. A variety of very large old gum trees form a beautiful canopy over the block. A full list of plants and birds can be found on the owner's website

<https://www.outsidefourwalls.com/about-finches-gully>Key features: • Abundance of birdlife, wildlife & seasonal native plants • Approx. 20 acres • Natural seasonal water course running through centre of property. • Trust for Nature Conservation Covenant • 3400sqm domestic use area set aside for potential dwelling (STCA) • Zoned Low Density Residential The picturesque township of Clunes is only 90 minutes from Melbourne and an easy drive to Daylesford, Ballarat, Maryborough, and Castlemaine. Clunes is rich in diversity and community spirit; you don't just buy a property in Clunes; you are welcomed into the community family. For more information and to confirm your inspection, please call Angela Flowers on 0437 456 908