

# 12 Hectors Lane, Junortoun, Vic 3551



## Sold House

Saturday, 4 May 2024

12 Hectors Lane, Junortoun, Vic 3551

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 3 m2

Type: House



Annie Tarr  
0428002575



Chris Bone

**\$1,050,000**

\* 7.7(approx) acres of serene living on the edge of Bendigo. \* 7 paddocks, horse stables, dam.\* Extensive shedding.\* Split system heating and cooling + Solid fuel heating.\* STCA subdivision potential with 237m of Highway exposure. Urban living with a peaceful feel – 12 Hectors Lane is set to have widespread appeal. Imagine owning 7.7 acres (approx.) of land while still being just minutes to Bendigo CBD – the opportunities really are endless with the way the property is set up. Live in the home and subdivide the rest of the land (STCA), utilise the space and the infrastructure for horses (stables, shedding etc), or farming machinery, trucks, the caravan, or refresh the home to bring it up to the modern era and enjoy the added privacy with your surrounding land. Set back off McIvor Highway and just 2km to Catherine McAuley College and 3.9km to APCO, the brown brick home is introduced by a shady front porch overlooking the property's extensive frontage and a fenced paddock. Inside, the home boasts 3 living zones, timber styled kitchen and meals area with electric cooking, 4 bedrooms with built-in robes, master with 3-piece ensuite, central bathroom with bath and a separate spacious laundry. While the home is very liveable as is, it also provides a wonderful footprint to refresh and add your own personal touches. Split system heating and cooling along with solid fuel heating aids in year-round climate control. Outside is where the opportunities lay; an enclosed house backyard with bird aviary and workshop gives access to the remaining property; 7 fenced paddocks, 3 established horse stables, 3 powered and concreted sheds and a dam. Whether you're after a spacious property for a hobby farm or a city fringe property with plenty of investment opportunities, an inspection on this unique offering. Measuring 7.7 acres (approx.) with 237m Highway frontage and a further 293.4m frontage on Hectors lane, town water connection, septic sewerage. Contact agent Annie Tarr.