

**137 Back Cemetery Road, Maldon, Vic 3463**

**House For Sale**

Thursday, 25 April 2024

**JellisCraig**

137 Back Cemetery Road, Maldon, Vic 3463

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 7 m2**

**Type: House**



Leah Panos  
0354721155



Andrew Turley  
0354721155

**\$730,000**

On a stunning 17.49 acre (7.08 ha) parcel within putting distance to Maldon's Golf Course and backing onto the Maldon Historic Reserve and iconic Rock of Ages, sits the area's most exciting lifestyle prospect. Beyond the gate, the driveway rises gently through open grazing land to arrive at the 1860s era stone and timber cottage. To say the cottage needs some tender loving care is an under-statement, but the bones are excellent, and for a buyer with vision, a reimagined home could be your lifestyle dream come true. The front verandah opens to an interior that while rustic still hosts numerous period features including timber-lined cove ceilings, exposed stone walls, original shingles under the roof, sash windows and fireplace. The floorplan comprises two living rooms, three or four bedrooms, kitchen, combined laundry/ bathroom and mud room. Numerous sheds, also in renovator's delight condition deliver garaging, storage and a workshop. Additionally, there's a large machinery shed, timber and iron shearing shed plus workshop built on the footings of the original smoking kiln from the property's early 1900s tobacco farm days. Surrounding the cottage is a boutique orchard, the hero of which is a stately Mulberry tree surrounded by equally beautiful old fruit trees including almond, quince, peach, apricot, nectarine, grapefruit, plum and olive. While the cottage requires imagination, the land does not. It's already beautiful. A mix of undulating open grazing, surrounded by deep stands of native eucalypts, the acreage would be ideal for horses, cattle, alpacas, vegetable gardens or just enjoying the tranquility of what would be your very own slice of Goldfields paradise. Mains power and water are connected as is a traditional septic waste management system. On the edge of historic Maldon and within walking distance to the historic town centre, acreage of this size and opportunities such as this are rare indeed. If you're looking for a life-changing project, one that will deliver a wonderful lifestyle in an idyllic location, then this exciting prospect is the key to the greener pastures you've always wanted.