

140 Wayman Road, Shepherds Flat, Vic 3461



Sold Residential Land

Thursday, 12 October 2023

140 Wayman Road, Shepherds Flat, Vic 3461

Area: 6 m2

Type: Residential Land



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Contact agent

This expansive allotment spanning 6.5 hectares or over 16 acres offers both a tranquil escape and a blank canvas bursting with potential, perfect for those looking to build their dreams or yearn for a genuine tree change. The parcel is zoned Rural Living and comes with an existing three room studio equipped offering with Coonawarra wood fire. For power, you have the flexibility of using a battery or a generator. The property also provides ample storage and utility solutions with its carport, woodshed, container shed, and chicken coop. Water needs are well-met, with two 5,000-liter water tanks and a substantial 25,000-litre tank. The flat grounds are dotted with mature trees, providing shade and adding to the ambience, while the presence of a dam enhances the beauty and functionality. Tranquillity reigns supreme here. Over 95 species of birds have been observed, providing a gentle soundtrack to your days, occasionally punctuated by the gentle rustle of kangaroo, wallaby and echidna wildlife. Potential builders can capitalise on the existing permits for a 2-bedroom house and septic tank. With stumps already positioned, there's a clear path forward, yet there's also flexibility for the next owner to mould the space to suit their unique vision (STCA). From portable homes and agricultural endeavours to hobby farms and studios, the possibilities are vast and varied. Clean air, a pollution-free environment, and the chance to stargaze on clear nights make this more than just a land purchase, it's an investment in a healthy balanced lifestyle. As an added bonus, the property borders conservation land, a real perk for those with Land Care inclinations. Plus, it has been approved as a Land for Wildlife Property. Although the setting is peaceful, it's well-connected to local gems such as the Lavendula Lavender, Swiss Italian Farm, and Cricket Willow. Both Hepburn Springs and Daylesford, renowned for rest and rejuvenation, dining, arts, and shopping, are just 10 and 15 minutes away. The neighbouring towns of Castlemaine and Woodend are easily accessible, while Ballarat and Bendigo lie less than an hour's drive away. Moreover, Melbourne and Geelong is a mere 90-minute journey. FEATURES Studio with 3 rooms, woodfire, ability to connect to generator | battery Carport, outhouses | sheds, chicken coop Dam & tanks Hepburn Shire Council Zoned : Rural Living Permit with endorsed plans, to commence Aug 2024 and complete by Aug 2026 Private, tranquil with an abundance of birdlife, wildlife, flora & fauna Conservation Eco opportunity with township amenities nearby Daylesford & Hepburn Springs Twin-towns within 10-15 min drive Wood End, Castlemaine, Ballarat and Bendigo within 60min drive. Melbourne and Geelong within 90 min drive NOTE: the general public is only permitted to access the land at advertised opens, contact agent 0431 853 727 to register interest and confirm access arrangements