

16 Dwyer Lane, Eganstown, Vic 3461



Sold Residential Land

Saturday, 9 March 2024

16 Dwyer Lane, Eganstown, Vic 3461

Area: 7 m2

Type: Residential Land



Christine Lewis
0353481700

\$615,000

Discover a haven of tranquility on this expansive 18-acre estate, where privacy is assured as the sole residence on Dwyer Lane. The property, enveloped by conifers, comprises 9 titled acres complemented by an additional 9 acres under an agricultural license, with approximately 75 years remaining. Envision leisurely days spent under the shelter of eucalyptus. Twin dams promise idyllic afternoons, picnics by the water, and afternoon swims, and there is a year-round natural spring. Fertile volcanic soil rests beneath established flora and fruit trees, such as quince, apricot, plums, pears, and red love apple. The view extends unobstructed to Blampied and the Wombat State Forest (designated National Park), ensuring a backdrop of natural splendor accompanied by magnificent sunrises and spectacular sunsets. Nature's neighbours encompass a pair of majestic wedge-tail eagles and the curious eyes of a resident ringtail possum. Central to this peaceful sanctuary is a substantial, versatile workshop/studio drenched in natural light from dramatic floor-to-ceiling windows that forge an indoor-outdoor experience to enhance your creative spirit as you feel at one with nature. Showcasing an industrial ambience, mezzanine level, an abundance of storage, and a split-system air conditioner, the vast space invites endless possibilities for the artist, craftsman, or weekend warrior. This is not just a building but a sanctuary for creativity and productivity, a place where visions and dreams can take flight. Beyond the immediate allure of the workshop/studio lies the exciting potential to build your own sustainable home. With permits and plans already in place for a 7 star NatHERS rated, 2-bedroom, 1-bathroom house, the foundational work as well as the site cut and driveway have been taken care of. The north-facing aspect ensures the proposed home is awash in natural light, complemented by protective eaves for the summer, winter-sun-absorbing concrete floors, and double glazing for year-round comfort. The existing infrastructure, including two substantial water tanks, a newly installed septic system ready to be connected, and the availability of 3-phase electricity provides a head start on construction. Alternatively, you could seize the opportunity to place a module home, or craft your own home (STCA). Perfectly positioned within a 10-minute drive of Daylesford and comfortably within reach of Melbourne, Geelong and Ballarat, this is a rare find. More than a mere weekend escape, it beckons those seeking to experience a lifestyle in harmony with nature, through leisure, a cottage business, or sustainable agriculture.

FEATURES Industrial Style Workshop | Studio with massive windows, Split System & deck & plenty of storage | Permit | plans for 7 star eco 2 bed house | 2 dams, 200k litre water tanks, natural spring | Septic tank | Mains electricity | Established trees | Fertile soil plus fruit trees | Picturesque views | 'Feelgood' provided by Eucalyptus trees, birdsong, kangaroos, sunsets and all that mother nature has to offer | A soothing property that nurtures all | A practical landscape for your endeavours