

17 Spearys Road, Dereel, Vic 3352



Sold Residential Land

Wednesday, 8 November 2023

17 Spearys Road, Dereel, Vic 3352

Area: 2 m2

Type: Residential Land

Contact agent

The Phone Code for this property is: 42949. Please quote this number when phoning or texting. This secluded bush block is just 30 minutes from Ballarat, and under two hours from Melbourne CBD. The property comprises circa five acres of beautiful open bushland, frequented by kookaburras, kangaroos, wallabies and even the odd echidna. Ready to be enjoyed as a functional weekender, the property comes complete with a large and comfortable caravan. The caravan contains a kitchenette, diesel heater, a 12v fridge and lighting run on a small solar battery system. The block is also to be sold with two watertight shipping containers, one of which is equipped with a functional workshop and shelving, providing ample storage and work space while you build. A 12v water pump provides pressurised water from the 5000L steel tank to various points on the property. There is also a lockable 7m x 4m shed with basic facilities. A gravel driveway has been installed with ample parking and turning space for large vehicles and trucks - very useful when it comes to building! Numerous paths and campsites have been cleared for your enjoyment, and firewood is abundant. The astute buyer will see the value in the work already done to prepare this property for development (STCA) or for immediate use as a bush retreat. Gold has been mined on the property in the past, with numerous small shafts and mullock heaps still extant. Surface gold has been found on the property in recent times. Bring your detector! The property is Rural Living Zone with the potential to build a home (STCA) Inspection available on weekends by appointment. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.