

258 Tannery Lane, Mandurang, Vic 3551

Sold Residential Land

Friday, 29 September 2023

**McKean
McGregor**

258 Tannery Lane, Mandurang, Vic 3551

Area: 4 m2

Type: Residential Land



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\$700,000

Seldom does an offering like this present to the market. 11.6 acres of undulating improved pasture, zoned rural living, with a potential home site overlooking a seasonal creek dotted with towering old river red gums. The beauty on offer here has to be seen to be believed. The land has had an intensive weed spraying and fertilisation program for the past 20 years. Regular top-dressing with fowl manure has resulted in an immaculate phalaris, perennial rye and sub clover pasture, ideal for fattening lambs or any other livestock pursuit. There is a power pit ready to connect to your new home (STCA) and a large dam that has excellent natural catchment which has proved to provide water for stock year round. Established plantings of native trees and shrubs, home to an abundance of birdlife, provides a solid windbreak and offers excellent privacy screening. School buses run along Tannery Lane which can take Primary aged children to Spring Gully Primary School (just 7 mins away) and Secondary school children can easily catch the bus to most Schools in town including CMC, BSE and Girton. Situated just under 15 minutes to Bendigo CBD and just 1.5hrs to Melbourne. This is country living without compromise. Key Selling Points:- Kangaroo-proof fencing- Seasonal creek- Rich, fertile soil- Titled, zoned rural living, ready to build (STCA)- Large dam- Power pit - ready for connection