

311 Bakers Lane, Strathfieldsaye, Vic 3551



Sold House

Thursday, 17 August 2023

311 Bakers Lane, Strathfieldsaye, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: House

Contact agent

Estate Finalisation - Two Approx 10 Acre Allotments. To be offered as a whole or, if not sold, in two lots. Auction Saturday 12 August 11:00am On Site. Zoned Rural Living, and on the fringe of the Strathfieldsaye Township Plan residential area, these two properties represent an outstanding opportunity to buy into one of Bendigo's most sought after rural living environments. Incredibly convenient location, under 3 minutes to drive to Strathfieldsaye IGA, and around 12 minutes each to Lake Eppalock and central Bendigo.

House Allotment - 9.8 Acres (Fronting Bakers Lane) Architecturally inspired home with a stunning rural outlook over the cleared land. Soaring cathedral ceilings and clerestory windows bathe the formal living room in sunlight, with the open brick fireplace adding visual and physical warmth. The timber kitchen has a walk in pantry and dishwasher, and adjoins a family/meals area with a second solid fuel heater. Comprising three bedrooms and a study (which could easily become a fourth bedroom simply by closing off a doorway), a family bathroom, and a grand ensuite and walk in robe to the main bedroom. Ducted evaporative cooling is installed, along with multiple split system heating and cooling units to ensure ease of comfort. The house is equipped with solar hot water and a 12 panel solar system. Wider than standard, the double garage has space for a workbench or shelving to be installed without impeding the parking of two cars. Adjoining the house is a steel shed, which would be perfect for the ride on mower and everyday tools, a potting shed or simply for storage. Away from the house an infrastructure hub has been established, including five water tanks, a steel garage and two steel storage sheds. Ideally laid out to best support the divide between the 'recreation' and 'working' parts of the land, the property has two clear components. The rear half of the property is cleared grazing land, with an excellent coverage of native grass and a dam for watering stock or horses. The front portion of the allotment is a lovely blend of native vegetation and cleared land. Take your children for a wander through the bush to find the best stick to toast marshmallows on a winter bonfire, or bring out your bikes and kites, roll out a rug and enjoy a summer picnic. A small catchment dam is just off to the side, nestled into the bushland. Those with artistic tendencies will take inspiration from the peaceful and ever-changing landscape.

Vacant Allotment - 9.8 Acres (Fronting Mannes Lane) Outstanding opportunity to secure a prized acreage allotment on the fringe of prestigious Strathfieldsaye. If you are weighing up the benefits of suburban or rural living, this is a genuine opportunity to have the space you want without having to compromise on location. With IGA, two schools, day care centres, kindergartens, recreation facilities, doctors, post office and more only 3 minutes away, access to amenities is not an issue. Power runs along Mannes Lane and there is bitumen road frontage. Located just 1500m from Imagine Estate, where 700sqm blocks of land are selling in the high \$300,000s, making this picturesque 9.8 acre allotment a very appealing combination of size, value and status. On the corner of Bakers Lane, with an undulating very spacious cleared area facing Mannes Lane. Adopt a suitable home site (STCA) overlooking the scenic catchment dam, taking in the natural bushland and rural landscape views, and embark on the journey of creating an enviable rural lifestyle. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>