

# 477 Bendigo-Sutton Grange Road, Elphinstone, Vic 3448



## Acreage For Sale

Friday, 25 August 2023

477 Bendigo-Sutton Grange Road, Elphinstone, Vic 3448

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: Acreage

**\$980,000 - \$1,020,000**

Without a doubt, this property is by far, one of the most wonderful elevated settings you'll have the pleasure to visit. It's a hidden gem. Part of a breathtaking, undulating landscape that extends as far as the eye can see, with sweeping views of prime pastoral land where a spectacular backdrop of distant ranges forms the horizons. To fully appreciate this supreme country property, an inspection is a must. This is one of the most interesting and enticing places you will have the opportunity to inspect and possibly make your own. If you envisage a peaceful country life on 80 gorgeous acres with divine golden sunrises and sunsets, in a place where the community is just as gracious, as the area is esteemed, then this property may be a dream come true for you. By the time you arrive at the gateway you will have processed how well-deserved the high status of the area is, and while there is much to tell about the property itself, it has a very interesting, value adding, and versatile benefit; an unfinished home of around 50 squares. A long granite driveway brings you to highest point of the property where a bench and fire pit by picturesque natural granite formations, are reminders of good times and laughter, shared with family and friends in the fresh country air, with the most serene yet stunning 360 degree views covering ranges west to Mt Alexander and east to Mt Macedon. As you stand here on top of the world you can't help but imagine a contemporary villa with towering walls of glass, to immerse those within, in the scenery. It would be just as ideal for an entertaining venue. As you continue down the driveway, you will arrive at a very secluded location, as close to the pretty, tree lined seasonal creek as possible, which together with native plantings forms a nice protective pocket for the site, where the former owner began construction of a sprawling double brick homestead. The views from the homestead are picturesque. It is as peaceful as it could be, and being farming land, will remain so. If you like to be in touch with nature you will love the abundance of birdlife including majestic eagles, the resident wombat who lives by the creek and the emu who will befriend you for a slinky apple. The home was started, but never finished, many years ago, therefore any aspirations you may have for completion, as with any new build, would of course be subject to council approval. What was done, has been done really well, and at a glance you can see the quality in everything from the double brick walls and high quality hardwood roof trusses, to the high ceiling with built in solid timber pelmets concealing triple curtain tracks on the ceiling, and even very large custom-made gutters to ensure great water catchment from the huge rooftop. The original plans are available and the house is at lock up stage. The home was purpose built for dual occupancy or large family living and therefore has everything in place for a kitchen and bathroom at each end, together with living, dining, entertainment and sleeping quarters. There is hot water, working septic systems, and the mains connected to the home have been brought all the way down in heavy duty cable for an excellent load capability, suitable for welding etc. Along the way, a power pole at the highest point, will make it convenient if the new owner decides to put a new home, a grand entertaining pavilion or even shedding there. The plumbing has been installed but not the fittings or cabinetry, and there are some very surprising treasures like retro tiles from a bygone era that is trendy again, and an oven from the same time, all new in the box. There are some built-in robes, timber shelving for vertical storage and timber lined walls. Many of the internal walls are not load bearing so could potentially be removed to open up the spaces to modernise the floorplan. Either way this is a huge versatile construction which calls to mind thoughts of dual living, air BNB, farm stay, even space for an avid collector of things worthy of safe storage. The perimeter fencing is new or upgraded, as is the house yard. Mesh fencing for rabbit and fox proofing encompasses the large level house yard and garden. Concrete posts and stocktite ringlock has been installed along the main boundary sides and energised fencing is throughout. Water is abundant with a seasonal creek, four dams, one of which is large, fully fenced and situated by the home, and two tanks for rainwater storage. Apart from the double garage on the house, an oversized freestanding double garage offers a large lockable space. Phone reception is good here, and the property is suitable for horses, cattle, and sheep or even for kids to zip around on a motorbike. It's a wonderful community with great neighbours, so much so that they all have interlinking gates. You can bike on nice country lanes to Harcourt or shop in historic Castlemaine, which is 15 minutes away. Coffee and a trip to the bakery at Malmsbury are just 10 minutes away. The major regional city of Bendigo is a 30 minute car trip, Kyneton 20 minutes and 55 minutes to the Tullamarine Airport or the Melbourne fringe. Elphinstone general store and the country pub are only 4 minutes away. You are invited to attend an open or call the agent for discussion about this unique and spectacular property. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>