

641 Bridgewater Maldon Road, Baringhup, Vic 3463



Sold Residential Land

Monday, 14 August 2023

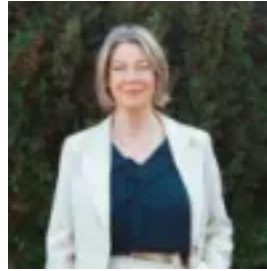
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Area: 6 m2

Type: Residential Land



Leah Panos
0354721155



Carole Lenander
0354721155

\$680,000

In a picturesque rural setting yet only minutes from historic Maldon township, this enticing 14.83 acres (6 ha) parcel of land is ready for you to make your rural lifestyle dream a reality. Sealed road frontage leads to an excellent all-weather driveway that winds its way to the rear of the block where a gentle rise delivers panoramic north-westerly views taking in the sweeping Moolort Plains; the dramatic Pyrenees Range and across to local landmark, Mt Tarrangower. Largely cleared to grazing and dotted with impressive granite boulders scattered amongst native trees, the property is ideal for horses, cattle, alpacas, horticulture and recreational pursuits. In place is an impressive 2,000 sqm building envelope with current planning permit allowing a passive off-grid 4 bedroom residence and guest suite. Additionally there is approval for the construction of two (2) BnB cottages to be set away from the main home; one a single bedroom cottage, the second with two bedrooms. Significant infrastructure is already in place. There's a 7mx7m Colourbond shed with insulation, concrete floor and roller-door plus 3m lean-to; an operational 5kw solar system with battery storage, 22,500lt rainwater tank with pressure pump and irrigation, fully insulated potting shed, a fully screened vegetable garden with 8 wicking beds. An 18-tree orchard with a delicious variety of stone and citrus fruit has been planted and a good dam provides ample water for stock and gardens if desired. The property is convenient to the water sport haven of Cairn Curran Lake (5 minutes) and the regional sites and towns of Maldon (8 minutes), Maryborough, Castlemaine (both 25 minutes) and Bendigo (35 minutes) with their array of retail and commercial services, schools and sporting facilities. Melbourne is 90 minutes away via the Calder Freeway or fast train from Castlemaine, making this an ideal place to call home permanently or as your weekend escape to the country. Designed to deliver self-sufficiency and leave a light footprint on the planet while still enjoying all the comforts that we expect today, the potential of this exceptional block is undeniable. Add the income generating opportunities delivered by the two cottages and the property's overall appeal is further enhanced. Make your dream come true.