

7 Schoolhouse Lane, Ladys Pass, Vic 3523



Sold Residential Land

Friday, 25 August 2023

7 Schoolhouse Lane, Ladys Pass, Vic 3523

Area: 6 m2

Type: Residential Land



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\$410,000

This area of Regional Victoria is an outstanding example of what country living is all about, and has the promise to be more than you first expect. Positioned on Schoolhouse Lane is this stunning lifestyle property. It measures 15 acres (6.02Ha). The property has a current planning permit approved under the Greater Bendigo Planning Scheme for "Use and Construction of a Dwelling and Outbuilding". It features gently undulating land, with stunning views of the leafy green rural surrounds, and majestic distant rolling hills. It is situated on the corner of Schoolhouse Lane and McLennan Road, and is fenced and divided into three paddocks. It has a dam, a round yard and established shade trees. Mains power connection is available. This is a most enviable location for easy access to the renowned wine growing regions of Toolleen and Heathcote. The area boasts the most stunning scenery. In particular, the sweeping Mt Camel district bears vineyards and cereal crops – a feast for the eye, and a sign of the region's fertility. If you are lucky enough to secure the property and fulfill your plans, you will have a front row seat to observe and experience how the landscape changes with the seasons. What an incredible place to make home to your favoured pursuits, such as camping, gold prospecting, equine interests, beekeeping, or other kinds of animal husbandry. Heathcote has a sophisticated local economy and its nearby bustling main street is a place where there is something for everyone to enjoy. Small and large eateries showcasing local produce and wines, local art studios, lively shopping and independent boutiques are all open for business. Popular Lake Eppalock is also very nearby. You can spend days by the water, swimming, fishing, boating or skiing, and you can walk or ride bikes or horses along the O'Keefe Rail Trail. Central Bendigo is an enjoyable 30min drive, it's 1.5 hrs to Melbourne CBD, and 1 hr to the Murray River in Echuca. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>