

77 McPhans Road, Mollonghip, Vic 3352

Bush Blocks & Buildings

Sold Lifestyle

Saturday, 25 November 2023

77 McPhans Road, Mollonghip, Vic 3352

Area: 8 m2

Type: Lifestyle



Ian Riley

\$730,000

Unique Rural Retreat 20 Acres One hour and 15 minutes from Melbourne on sealed roads. Twenty minutes from Ballarat and Daylesford., 15 minutes from the train to Melbourne at Ballan.This pristine parcel on land backing onto the Wombat State forest is surrounded by farm land awaiting your dream home with a Planning Permit, connected electricity and a drinkable spring bore. A sustainable architect design cabin with plans included in the price.170 hazelnut trees together with a number of chestnut trees afford a potential income stream. Large stands of mature eucalyptus trees. A life time of fire wood.The famous Wombat Walking Trail passes the rear of the property. There are several buildings including a 8 x 12 metre shed with concrete floor and pot belly heater , a smaller shed housing the bore pump, a 5000 litre water tank and a mud brick house (in need of repair). A large winter dam fills depending on rainfall.A new rural ringlock fence has been erected along the front boundary with two entrances connect by a circular gravel drive way.A private and sercluded locatation awaits your inspection.Call Ian Riley on 0438065666 for more details or to arrange an inspection