

CA 96V Farnells road, Woodvale, Vic 3556

Residential Land For Sale

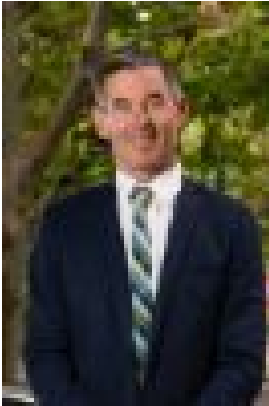
Thursday, 7 December 2023



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Area: 40 m2

Type: Residential Land



Tom Maher



Lyndall Bruns
0408993742

\$650,000

Are you looking for a sustainable lifestyle within a rural landscape only minutes to Eaglehawk and Bendigo? Zoned farming this 100 acre (40.7 ha) property provides many options as it comes with an approved planning permit to build a 4 bedroom home consisting of 4 bedrooms, 2 bathrooms dwelling. As well as an 8.5 acre clearing to build your home on with a large already constructed dam to allow water for your garden and/or livestock. Services on the boundary consist of mains power, Telstra and wireless broadband connection available all ready for your next lifestyle experience within an established rural lifestyle community. The remnant native vegetation (trees and native grasslands) provides the potential for leveraging farm income from biodiversity management or remnant vegetation management subject to availability of future schemes and eligibility criteria. The approved building design has rendered a Hebel exterior for enhanced thermal performance and a northern orientation for passive solar gains as well as excellent cross ventilation throughout the living areas. (total floor plan is 343.49m²)