

# CA20 Olivers Lane West, Elphinstone, Vic 3448

## Sold Residential Land

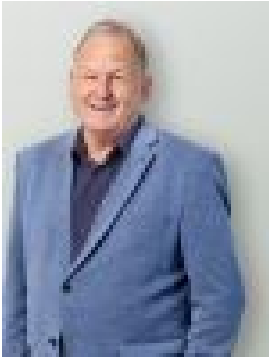
Sunday, 20 August 2023



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Area: 3 m2

Type: Residential Land



Brett Tweed  
0417564697



Rob Waller

**\$440,000**

Set on cleared and flat farmland, part of this attractive property has been planted to a variety of wine grapes over the past 20 years. Varieties include Chardonnay, Shiraz, Nebbiolo, Merlot, Semillon and Pinot Noir. Irrigation water is pumped from Fryers Creek which runs through the property and reticulates through drippers to approx 3500 vines. There is 15000 litres of tank storage from rainwater collected from the farm shed. The property is in one paddock and is Farming Zoned . The soil was deep ripped and had 10 tonnes of lime applied prior to planting. There is a list of plant and equipment which may be purchased from the vendor. This property would make an ideal home site.....AND YES, THE PLANNING PERMIT FOR A RESIDENCE IS NOW IN PLACE. Power is approx 3 metres from the NE boundary. It is centrally located 112km to Melbourne, 14km to Castlemaine and 26km to Kyneton.