

**CA7 Sec 50 Lasslett Street, Malmsbury, Vic 3446**



**Residential Land For Sale**

Wednesday, 6 March 2024

CA7 Sec 50 Lasslett Street, Malmsbury, Vic 3446

Area: 1 m2

Type: Residential Land



Ceri Spain  
0354241866



Charles Batten  
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**\$715,000**

In the historic town of Malmsbury, where you can escape from all the noise and hustle and bustle of city life and connect to and embrace the beauty of nature, your dream to develop and create a magnificent and spectacular country estate can become a reality. Renowned Neil Tate wrought iron double gates, with a handcrafted local bluestone fence, create a grand entrance to this elevated 1.57 hectares (3.88 acres), with sought after views to Mount Macedon and Denver. With gentle rolling pastures, thoughtfully cleared and well maintained paddocks with generational fencing with interlinking gate access, also has the original infrastructure of a small rural farm, ready to restore and repurpose. Original buildings pertaining to past mixed farming practices are the old shearers quarters, dairy, hay and machinery shed, stock yards and stock run. And the essence of yesteryear is also captured by the authentic beautifully hand built bluestone block fence on the western boundary. And come and meet the two resident alpacas Al and Paca and dream of what else you can add to satisfy your self-sufficiency yearnings of veggie gardens, fruit orchards, grape vines and bees and honey production. The front, street facing paddock has been planted into a large avenue with signature trees of Lindens, Mexican Hawthorns, assorted Oaks, Feijoas and Bay Trees. Several planting corridors of Oaks, Quinces, Hornbeams, Blackwoods are fully fenced, to provide tree canopy and vegetation backdrops, including a copse of 20 poplars which could become the backdrop for your grand sprawling residence, consisting of all the lifestyle pleasures such as an indoor swimming pool, hot tub and tennis court. A large bore, with a submersible solar pump, has been established with quality potable water for both domestic and irrigation purposes. Supporting documentation for town planning and land survey report will be provided to indicate that a dwelling can be built on the land (STCA), with power connection on the perimeter being available and septic and tank water provisions to be established. Never before has there been such an opportunity for you to start dreaming about what could be your Grand Country Estate, only an hour and a half from Melbourne, on the fast train from Malmsbury station or an easy drive up the Calder Highway. And Kyneton, Castlemaine, and Daylesford are just a short drive away. Local highlights are the Malmsbury village shopping precinct, Malmsbury Botanic Gardens, historic Viaduct, bush walks, riding tracks, local fishing, a sporting oval and Reservoir picnic area.