

# Lot 2/635 Mannes Lane, Axe Creek, VIC, 3551



## Land For Sale

Thursday, 10 October 2024

Lot 2/635 Mannes Lane, Axe Creek, VIC, 3551

Type: Land



Wayne Heard

## FERTILE LIFESTYLE ALLOTMENT WITH VIEWS OUT TO MOUNT ALEXANDER

Expressions of Interest

Closing Wednesday 30 October, 2:00pm

Indicative Sale Price \$650,000 - \$700,000

This magnificent 7 hectare / 17.3 acre lifestyle allotment will certainly appeal to those who are not only looking for a pretty block in a highly sought after location, with sensation views, but also have an appreciation for good quality, well improved soil, great shedding, strong fencing and heavy duty stock yards, all the necessary requirements for running cattle.

The property is Zoned Rural Living and is suitable to build on. A planning permit is required and the position of the home will be a factor, as such it is of course subject to council approval.

The perfect place to build a lovely new home would be on the elevated portion of the block towards the rear. From here you can enjoy wonderful distant views of Mount Alexander and the picturesque undulating rural landscape. With this in mind, power is relatively close with a power pit at the boundary ready for connection. A land capability assessment and a waste management plan are already available.

The land is divided into 5 grazing paddocks with secure boundary fencing comprising concrete post, plain wire with barb. All paddocks have been sown down to rye, clover, and cocksfoot and there is an excellent fertilising history. The handling of livestock is made easy with hefty steel cattle yards, including two holding yards, a force yard, a curved race, a vet crush with a concrete slab and an adjustable loading ramp.

Great shedding consists of a 15m x 9m steel framed, fully enclosed Colorbond shed with the added benefit of a 9m x 6m lean-to, enclosed on two sides, which has been attached. The whole roof area of the shed contributes to rain water collection, in connection with a 22,500L poly-tank to maximise water storage.

An ample water supply is well covered here, also with a 2 megalitre dam located at the bottom corner of the property. There are several contour drains in place directing the water to the dam creating a large catchment area.

The location of this property is so handy to everything, being just 10 minutes from Strathfieldsaye, 20 minutes from Bendigo's CBD, 30 minutes from Castlemaine and 80 minutes from the Tullamarine Airport and the Melbourne fringe for an easy commute.

The property is best accessed from Pendlebury's Road just off Emu Creek Road, you are welcome to take a drive past anytime, however if you would like to inspect please call the selling agent.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>