

# Lot 14, Patons Road, Axe Creek, Vic 3551

## Residential Land For Sale

Friday, 19 April 2024



Lot 14, Patons Road, Axe Creek, Vic 3551

Area: 4 m2

Type: Residential Land



Tim Noonan  
0413464949



Mark Keck  
0447217125

**\$650,000 - \$700,000**

Create the country lifestyle you've always desired. Embrace the tranquillity of rural living with this exceptional opportunity to secure a large block of land in the picturesque Axe Creek region. Spanning approximately 4.55 hectares (11.2 acres), this expansive allotment presents the perfect canvas for creating your dream lifestyle. Discover the ultimate in acreage living with this unique property offering ample space and opportunity. Whether you plan to build your dream home or land bank or use the land for livestock, this versatile landholding caters to various lifestyle aspirations. The property features an existing dwelling, ideal for use as a temporary base while you plan and build your dream home. Complete with a kitchen, bedroom, bathroom, and verandah, this cosy retreat offers comfort and convenience amidst the tranquil surroundings. With the potential to secure a Planning Permit (STCA), this property presents an excellent opportunity to bring your vision to life and create your ideal rural oasis. The current rural living zoning offers flexibility for future development, subject to council approval. Situated just moments from Strathfieldsaye Road, this property enjoys easy access to the thriving community of Strathfieldsaye and is a short 15-minute drive from the heart of vibrant Bendigo. Proximity to Eppalock Primary School, local shops, medical centres, supermarkets, and recreational facilities ensures convenience for the whole family. Immerse yourself in the beauty of the natural surroundings. Scattered eucalypt trees dot the landscape, and the slightly undulating terrain adds character to this allotment, offering the potential for unique landscaping and outdoor spaces. Enjoy the convenience of the nearby public boat ramp at Lake Eppalock, which offers plenty of recreational activities.