

Lot 5, Dehnerts Road, Bunding, Vic 3342

Residential Land For Sale

Tuesday, 7 May 2024

Lot 5, Dehnerts Road, Bunding, Vic 3342

Type: Residential Land



Chris Leonard
0409040923



Richard Stacey
0408998442

Auction Friday 7th June @ 3pm

Introducing "The front paddock," under the same family ownership for 57 years, which highlights just how tightly held this area is. With a total area of 135 acres sitting on one title, boasting two road frontages, and subdivided into 4 main paddocks with 3 dams. Three paddocks front onto Dehnert's Back Lane, with the corner measuring about 20 acres, the middle about 17 acres, and the bottom paddock about 17 acres. The larger paddock, including the creek flats offering outstanding summer pick, measures around 81 acres with two dams, the main dam is about 2 acres in dimension. The land is zoned farming under the Moorabool Shire planning scheme, making it the ideal spot to build your dream home. Enjoy the northerly aspect and countryside views from every location. With more than 100 acres, an automatic right to build a dwelling under the farming planning scheme is triggered, pending approval from the council. With only a building permit requiring approval from the council. Location: Offering easy convenience to the Western Highway on-ramp just 5 minutes away, Westgate Bridge 78 kilometres, Melbourne Airport 65 minutes, Cross Road Trading @ Ballan 7 km, Ballarat CBD just 30 minutes away. The soil is a mixture of grey, red, and black soil types with good grass cover in place. 90 percent secure fencing, sitting on a corner block offer dual road access and in a reliable 26 inch or 650 mill rainfall belt. To be offered for sale by auction on Friday 7th of June at 3 pm @ Ballan Recreation Reserve. Terms of sale include a 10 percent deposit and settlement of 90 days. Don't miss out on this incredible opportunity to own 135 acres between Ballarat & Melbourne. Ballarat's Best-Selling Team