

Lots 1-3 Cribbes Hill Road, Elphinstone, Vic 3448



Other For Sale

Friday, 3 May 2024

Lots 1-3 Cribbes Hill Road, Elphinstone, Vic 3448

Type: Other



Tamara Mactier
0354222127



Nathaniel Briggs
0354222127

\$1,620,000 - \$1,800,000

It's taken some time but now the family is ready to sell! With a wonderful balance of fertile creek flats to slightly rising country with panoramic south-west vistas to Elphinstone & beyond, you'll be excited about the numerous options available to you with this property. At 210* acres & 3 titles, you may wish to add scale to your existing agricultural portfolio, consider applying for a rural residential building permit, or maybe both. Lot 1 LP204602 and Lot 2 LP204602 have access from Cribbes Hill Road, Allotment 3 - SECTION 7\PP2611 is accessed via Pollards Road. Property infrastructure: Essentially a blank canvas, paddocks have good fences and gates in place and water for livestock is by way of three (3) spring and winter creek fed dams across the property, one in each paddock. The land: The property is zoned 'Farming' (FZ) and has a fertile blend of creek flats to the west and rising granite country to the northeast. Annual rainfall for the area is typically in the range of 687mm*. Although the property has been primarily used for fattening Angus cattle, the region is also known for quality vineyard, wine, equine and horticultural activity. The location: The property sits within the Mount Alexandra Shire in the popular Castlemaine region, north of Melbourne via the dual lane Calder Freeway. Major amenity including public and private schools, shopping and medical facilities are located at both Bendigo and Kyneton. Regular rail transport from Kyneton Railway station to and from Melbourne and Bendigo is an added benefit to those looking to build a permanent residence on the land (STCA). Distances: Castlemaine - 16km*, 18 minutes; Kyneton - 27km*, 19 minutes; Bendigo - 42km*, 35 minutes; Melbourne Airport - 96km*, 67 minutes; Melbourne CBD - 117km*, 90 minutes** Source: Google Maps For sale by Online Auction, Wednesday the 5th of June at 6:00pm. Interested parties must register to bid. For further information and to arrange a private inspection please contact Jason Hellyer, Ray White Rural Victoria on 0403 043 571 or Tamara MacTier, Ray White Kyneton on 0429 136 635.