

141 Sinclairs Lane, Walmer, Vic 3463



Sold Residential Land

Wednesday, 11 October 2023

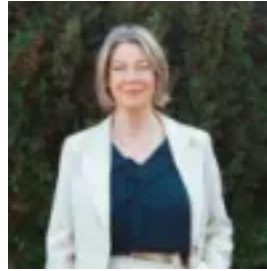
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Area: 40 m2

Type: Residential Land



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\$700,000

Peaceful Walmer, mid-way between Maldon and Castlemaine, is the location of this extremely appealing 101 acres (40.9 ha) parcel of land. With tree-fringed Muckleford Creek forming the rear boundary, over 5kms of walking trails wind through the timber that covers approximately 70% of the block. Native flora and fauna abound. Birdsong fills the air. The remaining 30% is cleared to grassland, and with 3 dams would be suitable for horses, cattle, alpacas and all manner of hobby-farming and recreational pursuits. Zoned Farming, at over 100 acres, the block meets the requirements for a planning permit allowing you to build your dream home and lifestyle in total privacy yet only 10 minutes to Maldon and Castlemaine, 20 minutes to Bendigo and 90 minutes to Melbourne. Power is at the front boundary with underground conduit in place and ready for connection. In the meantime, enjoy weekend escapes BBQing and sitting around the fire pit planning your new life utilising the rustic shedding and 2 shipping containers for storage and camping facilities. A solar power system with 12v battery and generator provide ample lighting. Waiting for new tenants the chicken palace and raised vegetable gardens will delight those seeking a more self-sustainable lifestyle. There's no better antidote to life's frenetic pace than a rural retreat. Space, freedom to move and grow in complete privacy are the ideal ingredients for creating the lifestyle balance you deserve. Whether you're looking for a place to call home or a weekend retreat, only by an on-site inspection, walking amongst the trees, breathing in the fresh country air and thinking of what the future holds, can you fully appreciate this delightful property's many attributes.