



8 Allans Rd, Maldon



## Buy a whole authentic colonial village

This unique lifestyle property is located a few minutes drive from the heart of Maldon.Victoria's historical and first notable township.It is also only half an hour to Bendigo, and 10 minutes to the Calder Highway and an easy drive to Melbourne. There are numerous features to this property that will excite entrepreneurs, retirees, multiple families, or anyone with a longing for rural living.

Imagine owning your own authentic colonial village.There are some 40 buildings in the complex, with the old buildings built to the same building type of the 1850s.made from wattle and daub, mud brick, and slab construction, and are a true reflection of how people lived in rural Victoria in the era of the gold rush days.

There is an old hotel, dance hall,Cobb&Co office, general store, smithies workshop, bowling alley, and others too numerous to mention, but also an undertakers complete with coffins!

There is a 3 bedroom managers residence of Besser brick.with full verandah and a private leafy outlook.There is a seperate 2 bedroom cottage formed from two of the original motel rooms, which could easily be converted back for motel

🏠 12 🏡 9 📄 15.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	10
<b>Land Area</b>	15.00 ac

### Agent Details

Edward Carthew - 1300 60 50 50

### Office Details

Carthew Real Estate  
0418 360 194

Carthew Real Estate

accommodation.

7 fully equipped motel units offer the buyer the opportunity to start cash flow. There is ample room to add more units to the site (STCA). There is a former 60 seat restaurant, with coolroom, kitchen area toilets and laundry. This could compliment the tourism potential of the village. The original owners would cater for buses daily calling in for a tour of the village then morning and afternoon teas.

Set on 15 acres , there is ample room for bus and car parking, as well as a cleared area to run a Market, hire out for marketing events, put up a large marquee, or hold a hungry..endless possibilities for the clever promoter.

The present retired owners have lived here for 10 years, but closed the tourism side when they moved in. They have commented that it now needs someone to buy it as they did, as a private retreat, or some energetic families to fire the complex up and make it a lifestyle money making enterprise.

Expressions of interest are called for, and inspection is strictly by appointment with me, or Xavier

1300 60 50 50

E&OE

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