



423 Almond Tree Rd, Maldon



CENTRAL VICTORIAN PRIME GRAZING FARMING OPPORTUNITY...443 ACRES, BETWEEN MALDON AND BENDIGO..

EXPRESSIONS OF INTEREST CALLED FOR CLOSING DATE 14th OF MAY 2021

An opportunity exists to purchase some of the best grazing land located in Central Victoria. This is an Estate sale with the property having been in the family for 5 generations.

The holding consists of four separate offerings. A 75 acres block with the original family homestead. A 100 acres block alongside the homestead. A separate 200 acre block, and another 68 acre block as well.

All of the holdings consist of cleared, undulating, and picturesque grazing country. There are some magnificent stands of River Red Gums that offer shade and add to the overall vista of excellent examples of what every pastoralist, or lifestyle rural change buyers have on the top of the list of requirements.

The vendors advise that there has never been any chemical fertiliser used on the property. This is a valuable feature of this land offered in view of the current consumer preference for clean and chemical free food.

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Price	SOLD
Property Type	Residential
Property ID	21
Land Area	443.00 ac

Agent Details

Edward Carthew - 1300 60 50 50

Office Details

Carthew Real Estate
0418 360 194

Carthew Real Estate

There are some granite outcrops, dams, a permanent spring on one of the sections which overlooks a picturesque 'lake'...

All of the property is securely fenced and serviced by all weather, car friendly roads.

There is a sound reason to purchase the total holding, offering a rural lifestyle to indulge the most avid of potential farming opportunities. Grow crops, Graze specialty sheep herds, raise your own cattle breeds, start your own vineyard...open your mind up to a new era in your life and raise your family in the fresh country air. All the while, you are less than 15 minutes to Bendigo, one of the fastest growing regional cities in Victoria, with the best and newest hospital facility in the country. We have universities and some of the finest private schooling in Victoria. You will find yourself less than 5 minutes to the Calder freeway, and on your way to Melbourne, only an hour and 20 minutes to be driving past Marvel Stadium in the centre of Melbourne.

From an investment perspective the holdings can be purchased separately. The size for subdivision in the Mount Alexander Shire is for no less than 100 acres. The large 200 acres section may be subdivided into 2 parcels (STCA). The 100 acre section beside the homestead could be sold off separately and still keep the Newry Meadows Homestead section.

The vendors would obviously like to sell the holding as a package but interested parties should not be deterred from discussing from purchasing any of the separate sections.

AGENTS COMMENT

Rarely do large sections of prime farming land come up for sale in the Maldon/Castlemaine/Bendigo triangle. With close proximity to all of these towns yet far enough away, that you could feel removed from the hustle and bustle of city life. This is not flat, dull, and uninteresting country, but vital, rolling hills, and large tree country...Do yourself a favour and come and spend a few hours with us looking over this first class, and rarest opportunities, to change your lives...

Call Edward or Xavier Carthew on 1300 60 50 50 and arrange an inspection.

E&OE

Without prejudice

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.