

**SOLD**

## CA14 Larsens Road, Kamarooka



### Rare opportunity to secure a 30 acre home site with good shedding

- A lovely cleared acreage of 30 acres ideal for your hobby farm or weekender
- The property has a dwelling that was being lived in for many years until recently. A small one bedroom dwelling with power and tank water
- The property is fenced and currently has cattle grazing on it
- Essentially the City of Bendigo indicate the property is in the Kamarooka Restructure Plan that allows for construction of a single dwelling on the lot only with reasonable agricultural activity being conducted on the subject land. Council would not support a proposal for a dwelling unless there was sufficient evidence of an economically viable agricultural pursuit pursuant to farming.
- The dwelling has been resided in for some time and there is a possibility that existing use rights might apply, however, a check with the City of Bendigo would be essential as part of your due diligence
- Corner block on the corner of Larsens and Bacon roads, Kamarooka, approximately 15 minutes to Huntly township. It is only ten to fifteen minutes further into central Bendigo
- Rarely does 30 cleared acres become available across all of Bendigo at such a very affordable price It is ideal for agisting horses.
- The property has one dam for livestock
- Opportunity would present for the land to be share farmed for crops as adjoining properties currently are cropped

30.00 ac

**Price**  
**Property Type**  
**Property ID**  
**Land Area**

SOLD  
Residential  
878  
30.00 ac

### Agent Details

Gavin Butler - 0427 887 766

### Office Details

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