



### 417 Pethericks Road Goornong VIC

What would you do with four fabulous acres, just 10-minutes from Huntly? Firstly, begin enjoying it as is, on settlement. A walk across this landscape reveals big, old bird-filled gums, evidence of grazing roos, crisp, clear fresh air and soft fragrant earth.

The 1.6 hectares is located along a bitumen road and is conveniently fenced on all four sides. There's a Telstra pit right out the front, plus power to the neighbouring property, so the potential to connect to services is clear. The dam will soon fill as we welcome the seasonal rains.

Those who appreciate history will love the original 1880s single-room mudbrick cottage to the front of the block. However, there's no heritage listing attached, leaving your options for its future wide open. Perhaps demolish and replace with a new build, STCA, or retain and restore as an art studio, a writer's retreat, or the ultimate kids club house. This new listing really is your chance to dream of building a

**Price** : \$ 390,000  
**Land Size** : 1.6 ha  
**View** : <https://www.bendigorealestate.com.au/sale/vic/greater-bendigo-region/goornong/residential/land/7011827>



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