



#### 442 Morses Creek Road WANDILIGONG VIC

This land slopes gently down from Morses Creek Road giving direct access through to a beautiful stretch of Morses Creek & Bennett's Trail, the sealed walking and riding path leading back into Bright.

The block itself is 982m<sup>2</sup> in size, already has town water and is situated only a few hundred metres from Wandiligong Park and the facilities that it has to offer.

The approved plans that are in place, (that you can apply to have altered if you wish, STCA) are for a solar-passive home with northern sunshine reaching just about every room in the house. A very friendly design that could easily be for every day living or could make for a fantastic holiday base.

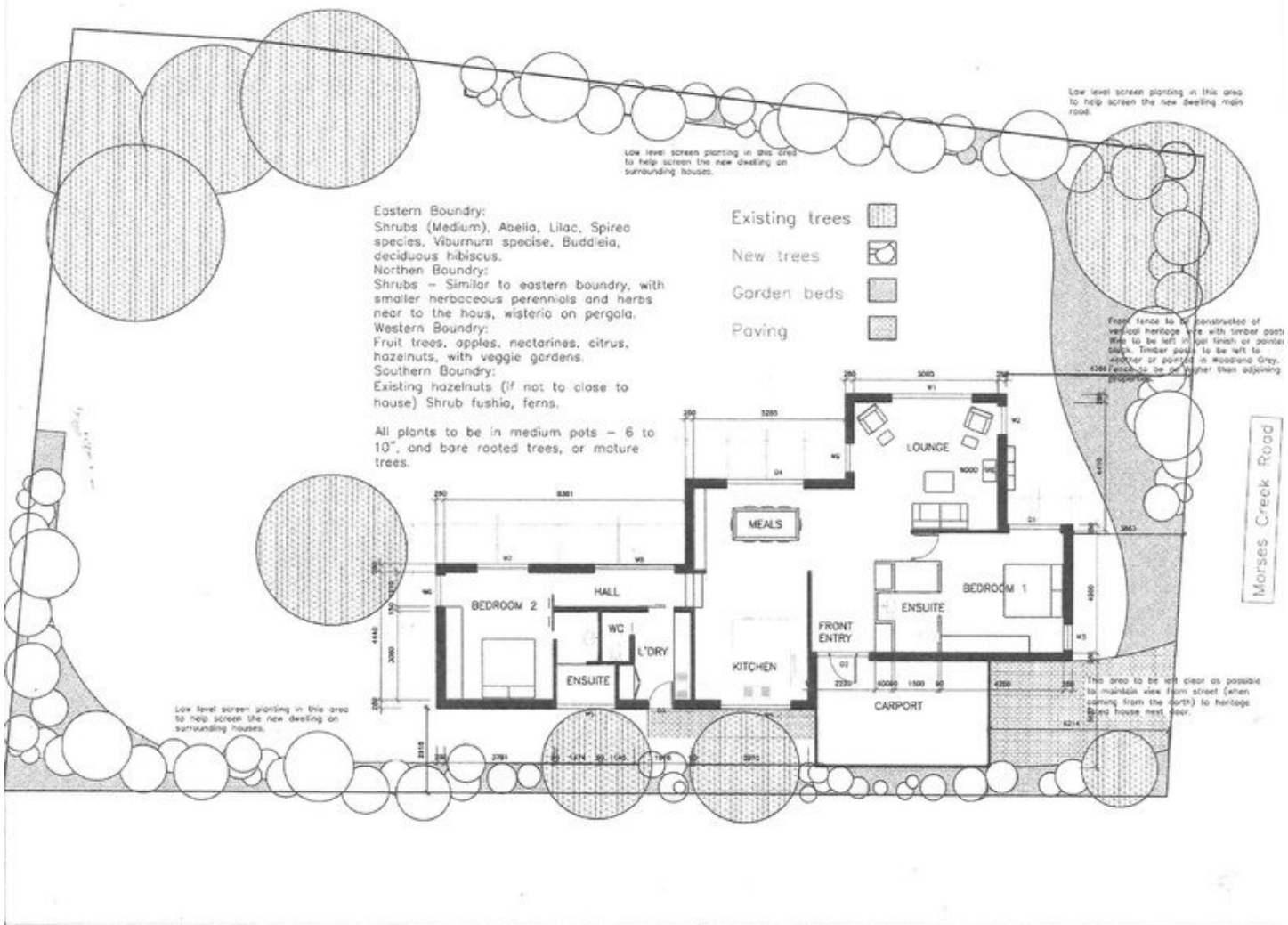
This is a block that really surprises once you walk over it

**Land Size** : 982 sqm

**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/wandiligong/residential/land/5743997>



**Gerard Gray**  
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Low level screen planting in this area to help screen the new dwelling from road.

Low level screen planting in this area to help screen the new dwelling on surrounding houses.

**Eastern Boundary:**  
 Shrubs (Medium), Abelia, Lilac, Spirea species, Viburnum specise, Buddleia, deciduous hibiscus.  
**Northern Boundary:**  
 Shrubs - Similar to eastern boundary, with smaller herbaceous perennials and herbs near to the house, wisteria on pergola.  
**Western Boundary:**  
 Fruit trees, apples, nectarines, citrus, hazelnuts, with veggie gardens.  
**Southern Boundary:**  
 Existing hazelnuts (if not to close to house) Shrub fushia, ferns.

All plants to be in medium pots - 6 to 10", and bare rooted trees, or mature trees.

- Existing trees
- New trees
- Garden beds
- Paving

Fence to be constructed of vertical heritage wire with timber posts. Wire to be left in gal finish or painted galv. Timber posts to be left to weather or painted in Woodland Grey. 4200 fence to be of higher than adjoining properties.

Morses Creek Road

Low level screen planting in this area to help screen the new dwelling on surrounding houses.

This area to be left clear as possible to maintain view from street (entry coming from the north) to heritage listed house next door.