

104 Curtins Road, Cornishtown, Vic 3683



Farmlet For Sale

Saturday, 18 May 2024

104 Curtins Road, Cornishtown, Vic 3683

Area: 91 m2

Type: Farmlet



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AUCTION FRIDAY 14TH JUNE AT 11AM ON SITE

Introduction- Situated in the highly sought after Cornishtown/Rutherglen regions and well suited to lifestyle buyers wanting to establish a dwelling or renovate the existing home. Well-suited to livestock grazing and equine pursuits with direct access to the National Park. Would also be an ideal add on to an existing farming operation. Location- Only minutes to the popular Northeast township of Rutherglen and the broader Rutherglen wine region. Close to the Murray River and some of the most picturesque camping, fishing and boating locations the region has to offer. If snow skiing is your thing, Falls Creek is an easy commute of only 2 hours. Lot 1 - 94 acres (approx) Outstanding lifestyle allotment with multiple titles containing the original house and improvements. Renovate the existing house or demolish and rebuild at your location of choice (STCA). Reliable water sources via good dams, multiple water tanks plus a bore. Fenced into multiple paddocks with some scattered tree stands for shelter. Improvements to include: Lock up machinery shed on concrete base Lock up workshop on concrete base Steel cattle yards to include ramp, race and holding yard Disused dairy Other additional miscellaneous shedding. Lot 2 - 132 acres (approx) balance of majority cleared gently undulating country with multiple titles and good house sites (STCA). A blank canvas to create your perfect lifestyle property with excellent access via both Curtins Road and Mt Pleasant Roads. With scattered tree stands and retained natural bush areas for protection and privacy makes this the perfect allotment to establish that dream home on rural acreage. Agents Remarks - "Exciting opportunity to acquire a rural lifestyle property in the sought after Cornishtown / Rutherglen areas. Only minutes to the townships of Chiltern and Rutherglen and 30 minutes from the major cities of Albury & Wodonga."