

# 135 Kerr Road, Tallygaroopna, Vic 3634

## Other For Sale

Thursday, 21 December 2023

135 Kerr Road, Tallygaroopna, Vic 3634

Bedrooms: 4

Bathrooms: 2

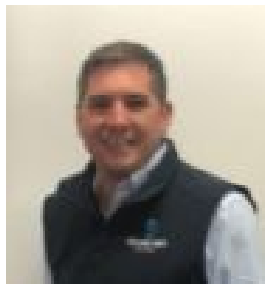
Parkings: 4

Area: 99 m2

Type: Other



Darren Scott  
0358311800



Simon Quarrell  
0358311800

## EXPRESSIONS OF INTEREST

Introducing a fantastic opportunity to acquire a fully renovated, four-bedroom, double-brick, semi-rural home, nestled in the serene surroundings of 135 Kerr Road, Tallygaroopna, VIC, 3634. With its perfect balance of modern amenities and traditional charm, this property boasts 245 acres of mixed farming land, ideal for those seeking a slice of country living while being only a short 12-minute drive from Shepparton. The spacious and well-designed home offers an ideal family setting, with three of the bedrooms boasting built-in robes, while the master enjoys a private ensuite. A large family bathroom, generous-sized rumpus room, and a renovated, modern kitchen with ample storage provide all the space and functionality needed for comfortable living. Additional features include floor heating, evaporative cooling, and a wood fire heater, ensuring year-round comfort. The expansive property boasts excellent soil types across four titles, with delivery share available and well laid-out to irrigation. Enjoy the benefits of 80% lasered paddocks, fully recycled land, serviced by four GMW outlets and two recycle dams. The sealed road frontage ensures easy access and convenience, making this property a perfect blend of rural charm and modern convenience. Don't miss your chance to secure this incredible acreage and semi-rural haven. Contact us today to arrange a viewing.