

**144 McGraths Road, Hernes Oak, Vic 3825**



**Sold Farmlet**

Wednesday, 13 September 2023

144 McGraths Road, Hernes Oak, Vic 3825

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 20 m2**

**Type: Farmlet**



Vince Di Grazia

## Contact agent

Located in Hernes Oak and only minutes from the Moe Township is this 50 acre\* farm that offers a unique opportunity for an astute buyer to secure a pleasant broad acre property that has a planning permit in place; allowing you to build that dream home and to create that lifestyle you've been searching for. Fresh air and a picturesque setting are just some of the advantages of this property, flat to undulating land gives this property character for use with cattle and horses plus a variety of other agricultural and horticultural pursuits. Ideally suited to buyers wanting to build their dream home with a farming lifestyle; as this property offers many wonderful home sites with its expansive and panoramic rural views, thanks to its elevated positioning. Temporary dwelling of kitchen, bathroom and two bedrooms in place, has off-grid living using a Sky Energy 6.6kw solar panel system and 9.8kw battery storage facility, this sustainable energy solution provides independence from traditional power sources and energy companies. This is sure to impress those looking for something that will not only stand out but deliver a strong country lifestyle of comfort, space and farming activity.