

1484 Pranjip Road, Euroa, Vic 3666



Sold Mixed Farming

Saturday, 13 April 2024

1484 Pranjip Road, Euroa, Vic 3666

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 69 m2

Type: Mixed Farming



Colin Broughton
0428570780



Bec Gilliland
0429376652

\$780,000

Situated just a short 20-minute drive from Euroa, this 172 acre property is nestled in rural settings providing space and versatility while having the luxury of town amenities and service a short drive away. Offering spectacular well drained versatile land this property offers the opportunity for many rural ventures from cropping to grazing and everything in between. Accommodation: - Charming 3-bedroom 1958 weatherboard farmhouse - Great sized kitchen with large modern 900m stainless steel oven and stovetop with plenty of space for dining - Large main living area- The property offers built-in robes throughout - Central main bathroom with shower, separate outdoor laundry - Outdoor entertaining area perfect for sitting back and enjoying a sunset after a long day- Evaporative cooling, wood heating, split systems, and ceiling fans for year-round comfort- 3kw solar system consisting of 16 panels provides a sense of off grid living Fit for purpose working Improvements:- The property is fenced into 6 excellent sized paddocks with a laneway for easy movement of stock and equipment - Two large machinery sheds with power (16m x 7m & 12m x 7m) - Well drained versatile soil providing the opportunity for many rural endeavors - The property is currently running sheep Stock & Domestic water: - 3 large dams provide efficient water to stock and gardens throughout the property - 100,000lt water tank for the home - Long creek frontage to the Creightons Creek & Branjee Road creek Conveniently located with bitumen road frontage just 35 minutes from Shepparton & 2 hours from Melbourne. Contacted our team to arrange an inspection and experience the opportunity this property provides.