

164 Morton Lane,, Benjeroop, Vic 3579



Lifestyle For Sale

Friday, 14 June 2024

164 Morton Lane,, Benjeroop, Vic 3579

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: Lifestyle



Luke Ryan

0438841127

\$949,000

Sit back and relax on the banks of the Murray river. Enjoy the paved outdoor entertaining area with power connection, green grass, and BBQ making the perfect place to unwind. This magnificent 2.5 acre riverfront property set on the mighty Murray River is located amongst the picturesque rural surroundings of Benjeroop, a small rural location, an ideal spot for those who want rural but not remote property with the major townships of Swanhill and Kerang being only approx. 30 minutes away and the lovely community of Barham being only 45 minutes away. A natural paradise offering a beautiful outlook with approx. 250 -300 meters Murray River Frontage, an abundance of flora and fauna including spectacular bird life and majestic River Gums. Well set back from the road making for private living, the home consists of 3 bedrooms plus office all with wonderful rural views, open plan kitchen/dining/living with solid wood heater and evaporative cooling plus good sized family bathroom. Outside features include the decked porch perfect to sit and soak up the sounds of nature all around and looking out to the river, 5kw solar panels, solar hot water, numerous fruit trees-(pear, apricot, apple, plum, nectarine, cherry, mulberry & grapes), 2x 5,000 gal poly water tanks which run the house, 2 megs river water S&D, NBN, power down to river bank for shed/bar entertaining area with lights, paving and lush green grass thanks to river water supply and good sprinkler systems. 2 Paddocks with stock troughs and sheep yards for those wanting to look after animals. Shedding on the property includes large fully enclosed zincalume 4 car shed with power and concrete floor, open front 3 bay hayshed, chook shed and bird cage. Available for purchase at additional cost with this sale is the 20 HP 4 stroke outboard Party Boat which seats 5-7 people, what better way to host a fun and relaxing cruise along the river with family and friends, suits the lifestyle perfectly. If you're into water skiing, this property will be high on the list to inspect with a very quiet waterway perfect for young children to learn away from busy waterways closer to major towns. For those looking for that quiet fishing/camping/glamping weekend getaway on the Murray, get in quick and don't let this one pass. Set up for entertaining, this property will be fun for the whole family. Call Luke Ryan on 0438 841 127 to arrange a must see inspection of this property.