

**168 Cochranes Road, Nyora, Vic 3987**



**Sold Residential Land**

Friday, 1 September 2023

168 Cochranes Road, Nyora, Vic 3987

Area: 40 m2

Type: Residential Land



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**\$1,300,000**

Welcome to 168 Cochranes Road, Nyora – an expansive 100-acre property that offers an incredible range of features, making it a remarkable opportunity for anyone seeking a versatile rural lifestyle. This property boasts an array of amenities, from its natural creek and fully fenced paddocks to its multiple sheds and off-grid solar power system. Situated on 100 acres of picturesque land, this property showcases the beauty of Nyora's countryside. The creek that runs through the middle of the property adds to its charm. With 2 creek crossings, the property's accessibility is assured regardless of the season. The property is thoughtfully divided into 10 fully fenced paddocks, providing ample space for various agricultural endeavors. Each paddock features a water trough for livestock. Currently, the water supply is connected from the neighboring property, which can be maintained under a lease arrangement. The property features two sheds that cater to different needs. Shed 1 measures an impressive 20m x 12m and comes with two fully sealed and lockable shipping containers, each measuring 12m x 2.4m. Similarly, Shed 2 offers a 6m x 5m open carport style space, accompanied by a fully sealed and lockable shipping container measuring 6m x 2.4m. These versatile structures can serve as storage, workshops, or even potential conversion into liveable spaces (STCA). With a forward-thinking approach to sustainability, the property is powered by an off-grid solar system that boasts an impressive setup. The 19.2 kW battery storage, combined with 11.7 kW of panel generation capacity, ensures a consistent power supply. An 8 kW continuous run inverter and a 13 kW backup diesel generator offer additional peace of mind. For those environmentally conscious buyers, this system presents an opportunity to live harmoniously with nature. The property's water management system includes a substantial tank capacity of 92,000 liters, currently filled from water captured from both sheds via a pump system. This well-designed setup ensures an adequate water supply for various purposes, supporting both practical and recreational activities. Don't miss this chance to own a sprawling property that encompasses the best of rural living with modern amenities. The potential for a sustainable