

205 Faulkner Spur Track, Bullumwaal, Vic 3875



Cropping For Sale

Wednesday, 24 April 2024

205 Faulkner Spur Track, Bullumwaal, Vic 3875

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 39 m2

Type: Cropping



Michael Enever

Expression of Interest

Privacy, tranquility, serenity are just some of the special offerings that this unique holding of farmland in Bullumwaal provides. If you are looking for that "go to" property for weekends, week on-week off, or for that quite permanent occupancy, then this selection at 205 Faulkner Spur Track could possibly accommodate your desires. The property is being offered for sale by expression of interest closing midday the twenty ninth of May 2024 if not sold prior. Approximately twenty kilometers north of Bairnsdale along the Bullumwaal Road and off Faulkner Spur Track, both being very well maintained roads, the property comprises of *39.5 Ha or *97.5 acres of predominantly arable land, and is fenced into seven paddocks with seven dams, three troughs and has the Swamp Creek meandering through the center of the landscape, and with the undulating terrain, timbered boundaries and exiting stands of scattered trees offer shelter for grazing animals during the changing seasons. This property is well suited for cattle and a laneway provides access to walk stock to the timber cattle yards by the roadside. The property boasts a very neat and tidy one bedroom, one bathroom cottage, nicely designed and off grid making a very comfortable and practical place to reside. All the creature comforts are there with shower, toilet, vanity, washing machine, kitchen with gas cook top, double sink, gas hot water, fireplace in the lounge, a sunroom to the north with opening access to a half-covered deck area to take in the district scenery. Outside the home is a sizable carport with lock up storage, woodshed, separate machinery shed with lock up workshop in one corner that also houses the solar inverter and batteries. Pumps on the dam feed the garden loop sprinkler line and rainwater is collected and transferred to a five-thousand-gallon header tank for domestic supply. There are some magnificent established shade trees in the grounds along with many other garden plants. A unique offering in an equally unique location, there are numerous sites for a larger home if required, therefore this property will suit the discerning buyer looking for the attributes it currently offers and or the potential it offers for future development STCA. Inspections strictly by appointment for qualified buyers. All enquiry, contact Michael Enever 0458 272

797.*Approximately Disclaimer: "The vendor reserves the right to remove the property from the market, and / or sell the property at any time prior to the conclusion of the advertised marketing campaign." "All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details."