

23 Willox Road, Swan Hill, Vic 3585



House For Sale

Monday, 22 April 2024

23 Willox Road, Swan Hill, Vic 3585

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: House



Cameron Smits
0436001821



Mick Kelly
0407725443

Auction: Wednesday, 22nd May 2024 - 6:30pm online

You'll go nuts over the quality of this established and profitable income-producing pistachio farm with brilliant farm-lifestyle accommodation on the fringe of Swan Hill, Victoria. The 8.85* hectare "Gayton Grange" property features a well-established pistachio orchard, which has generated solid "primary" production income for the incumbent family on an annual basis for 19* years. In addition to the orchard, the property features a beautifully presented double-brick homestead surrounded by low-maintenance gardens. Featuring raked timber ceilings and exposed brick walls, the well-crafted home is a comfortable sanctuary for family and friends. Consisting of 4 bedrooms (the master with ensuite and walk-in-robe), open plan living, kitchen/meals area and formal lounge room with open fireplace; the home meets the requirements of the discerning family. An outdoor entertaining area and a large double garage (under the main roof) with a spa complete the home. The homestead (property) is conveniently connected to Swan Hill town water and a solar system has been installed for domestic use. FARM IMPROVEMENTS, INFRASTRUCTURE & WATER SECURITY Farm improvements and infrastructure are first class and start with the impressive, paved driveway entrance, capable of handling heavy vehicles including b-double trucks. A central packing shed constructed of steel and solid block walls houses the pistachio grading machine, cool room, staff amenity and a mezzanine self-contained open-plan living area for family members or orchard staff. Irrigation infrastructure includes an orchard filtration and fertigation system and an automated drip irrigation system across the orchard. A fully automated inground sprinkler and dripper system irrigates the gardens surrounding the home. Irrigation water for the orchard is via No. 9 Irrigation Channel and consists of 47.2ML of HS water shares and 21.7ML of LS water shares. PLANT, EQUIPMENT, WATER SHARES & PROFIT & LOSS A comprehensive list of plant and equipment is available on request and may be negotiated in conjunction with the sale of the property. High and low-security shares may also be purchased with the sale of the property and will be sold at market value. A high-level view of profit and loss generated through the primary production and sale of pistachio fruit is available on request. THE REGION Swan Hill is a bustling provincial centre just three and a half hours from Melbourne and five and a half hours from Adelaide. The region is renowned for its world-class produce, spectacular landscapes and close proximity to the Murray River. It provides the perfect blend of regional charm and city sophistication and is a major regional centre - economically, culturally and socially - for the surrounding region. Swan Hill CBD - 6.6km* Bendigo - 195km* Mildura - 213km* Melbourne - 346km* For sale by Online Auction, Wednesday the 22nd of May at 6:30 pm. Interested parties must register to bid. For further information and to arrange a private inspection please contact Cameron Smits, Ray White Swan Hill on 0436 001 821 or Jason Hellyer, Ray White Rural Victoria on 0403 043 571.