

327 Macklins Road, Merton, Vic 3715

Lifestyle For Sale

Saturday, 13 April 2024

327 Macklins Road, Merton, Vic 3715

Area: 40 m2

Type: Lifestyle



Colin Broughton
0428570780



Bec Gilliland
0429376652

\$775,000 - \$852,500

Encompassing a private valley and heights with stunning views to a Mt Buller in the east, over your own land to the north and the Yarck valley to the south, it feels far bigger than its 40 hectares (100 acres). The property is divided into five main paddocks, each with its own dam, including a renovated central dam over 5m deep. Two further paddocks along the treelined seasonal creek provide shelter, shade and water from either side of the property. The property also has a 99 year grazing lease on Macklins Road that adds approximately two hectares (approx. 5 acres) of grazing area. The creek features a Peter Andrews style "leaky weir" system which provides wildlife habitat and water right into January in most years. Numerous springs keep patches of feed green all year round and a number of large old feature trees add to the atmosphere. Wildlife abounds and you'll see Eastern Grey kangaroos, wombats, koalas, cockatoos, wood ducks, rosellas, ibis and brown falcons. The soil is a loam on a clay base and the property has had extensive soil inputs along organic lines, with applications of lime, dolomite, compost and rock dust. There has been no use of herbicides or chemical fertilisers. Livestock handling has been well thought out with new 80 head capacity yards, crush and weaning yard. High quality fencing is a feature of the property, powered by a high spec Gallagher MBS 2800 solar energiser. Extensive earthworks have been completed, including driveway, house pad, garden pad, new shed site and widening works to Macklins Rd. The property has two front entrances and a large turnaround and unloading area, accessible for trucks right up to B doubles. When it comes to weekend accommodation you'll be well catered for. The fully lined and insulated shed has full length windows protected by roller doors as well as insect screens and a high-quality solar power system. With perfect northern orientation this has good flow through ventilation in summer and a cozy wood heater/oven for heating and cooking in winter. Two 22,500 L water tanks provide gravity fed water at the equivalent of town pressure, with the capability to run an instant hot water unit and no need for a pressure pump. The area below the house pad has been assessed as suitable for a septic system. "Cooboo" offers the perfect opportunity to inherit a wonderful base in a beautiful location. To simply enjoy it and run your own cattle enterprise. Or to take it on to its next stage. Build a home or unique holiday retreat, create a self-sufficient garden, plant a vineyard, or whatever, knowing you have somewhere special. Centrally located to surrounding towns, 35 min from Alexandra, 40 min to Mansfield, 30 min to Euroa and only 180kms to Melbourne. If hitting the slopes is one of your hobbies, this property is ideally located to Mt Buller, being 92kms away!