

# 380 Cathedral Lane, Taggerty, Vic 3714



## Sold Other

Wednesday, 6 March 2024

380 Cathedral Lane, Taggerty, Vic 3714

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 40 m2

Type: Other



Ben Rose

0418836773

## Contact agent

Sale by Expression of Interest, which close on Friday 19 April 2024 closing at 1pm. Discover the ultimate rural sanctuary on a 40.1 hectares (approximately 100 acre) allotment of Farming Zone land in scenic Taggerty, Victoria. This picturesque property, located on the southern side of Cathedral Lane, which is bitumen surfaced to the gate, offers a harmonious blend of natural beauty and agricultural potential. With some TLC this could be the crown of Taggerty. Stunning Views: Enjoy the vistas of The Cathedral, Cathedral Ranges and Little Cathedral from the living room, providing a breath-taking backdrop to everyday life. River Frontage: Frontage (via a river reserve) of about 800 metres to Little River providing camping, fishing and entertaining opportunities. Environmental Harmony: Bordering Cathedral Ranges State Park and Little River the property is embraced by nature, offering a serene environment rich in biodiversity with open scattered native vegetation on parts of the property. Home: A rustic, lodge style log cabin of sawn timber, slate floors, stone fireplace with three bedrooms, three living areas and one bathroom. Infrastructure: A mudbrick studio and garage (requires attention), a Colourbond barn (with cool room panelled storeroom), large hay shed, machinery shed, and lockable workshop provide essential amenities for rural living. Boundary fencing considered generally stock-proof, internal fencing requires work. Water Access: Benefits from a large dam and a 39 ML water licence from Little River, enhancing the property's agricultural and lifestyle capabilities. Opportunity: Create your dream rural retreat as a nature refuge/sanctuary or embark on farming endeavours (or both) amidst the tranquillity of Taggerty's countryside. With its prime location and array of amenities, this property offers endless possibilities for those seeking a rural lifestyle with productive acreage. Located 25 kilometres from Alexandra, 50 kilometres from Healesville and 110 kilometres from Melbourne. Contact Ben Rose 0418 836 773 for further information to seize this rare opportunity and make your rural living dreams a reality in Taggerty.