

381 Castles Road, Koyuga, Vic 3622

Elders

Other For Sale

Monday, 22 April 2024

381 Castles Road, Koyuga, Vic 3622

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 30 m2

Type: Other



Oliver Boyd
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Offers above \$860,000

Escape to the tranquility of rural living on this unique 30.8-hectare (76-acre) property. Improvements: Featuring a circa 1940's homestead with 3/4 bedrooms, spacious living area, large kitchen/dining, modern amenities including, wood fire, split systems/ceiling fans throughout, an enclosed sunroom and a stylish outdoor entertainment area. Enjoy the convenience of a 3-car garage with a workshop, all nestled within an established garden and complimentary fruit trees. Add to this a substantial water storage capacity of 14,500 gallons connected to the house (65,000 litres). Productive Land: Approximately 90% laser-levelled irrigation and a mix of premium mixed soil types including Lemnos Loam, Goulburn Loam, and Shepparton Fine Sandy Loam. The property is currently sown to annual Rye grass and Shaftal Clover, providing the perfect environment for agricultural success. Rainfall: Average annual rainfall of 450mm, creating optimal conditions for farming. Water Security: Benefit from 2 Megalitres of High Reliability Water Share and a Delivery Share of 1.28 ML/day, supported by a local read GMW access point. Whole farm drains to a recycle dam equipped with a PTO pump ensuring efficient water management, enhancing productivity. Superb Infrastructure: Farming operations are streamlined with 24 main paddocks, electric fencing, and water troughs throughout, a raised central laneway system, and new native tree plantations. Farm improvements include a 12m x 9m machinery shed, a converted dairy with a 9.6kw solar system, well-equipped stock yards, loading ramp, calf shed, ample grain storage (40t), including a grain crusher and 2 tonne vertical mixer with mineral dispenser. Prime Location: Situated just 5 minutes from Tongala, 15 minutes from Kyabram, and 20 minutes from Echuca, enjoy the serenity of rural life with easy access to essential amenities and vibrant townships. Your Lifestyle Awaits: Whether you're seeking a serene country retreat, a lucrative farming venture, or a combination of both, this property offers the perfect canvas. For further information or to arrange an inspection, contact Oliver Boyd from Elders Real Estate Echuca on 0407 095 143.