

3884 Murray Valley Highway, Piangil, Vic 3597



Acreage For Sale

Tuesday, 17 October 2023

3884 Murray Valley Highway, Piangil, Vic 3597

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 25 m2

Type: Acreage



Cameron Smits

0436001821

\$980,000

How often do you get the chance to buy a stunning home and 25 hectares on the Murray River? Welcome to 3884 Murray Valley Highway, Piangil - the perfect blend of space and modern living on a well laid out property with a huge shed - the riverside lifestyle you've been dreaming about. Thoughtfully planned and quality, (steel frame) built, the home has been carefully designed with the generous living spaces enjoying a commanding north-easterly view. Enjoy watching the sun rise through the river gums as the kookaburras and magpies welcome each new day. Raked ceilings and recessed lighting provide a clean and open feel throughout the informal living rooms featuring white plantation shutters and plenty of natural light, The well-appointed kitchen includes a Fisher & Paykel ceramic glass cooktop, wall oven and dishwasher and is centrally located to service an additional spacious lounge room with solid-fuel heater and huge bay window overlooking the property. The master bedroom enjoys a spacious en-suite whilst the family bathroom provides a separate toilet, separate shower and bathroom and convenient washroom with vanity. A large laundry includes plenty of cupboard space. The double garage enjoys direct access to the house and the in-floor heating and ducted evaporative cooling is supplemented with split-system reverse-cycle air conditioning in the living area. Whether you're entertaining guests or relaxing with family, the clever design and quality fittings will be yours to enjoy. No rural property is complete without a decent shed and 3884 Murray Valley Highway has this covered in spades with a massive 12m. x 24m high clearance facility featuring 3 large doors providing drive-through access, concrete flooring in the workshop area, 3 phase power and a 12Kw solar system. Other improvements include a 3 stand shearing shed and adjoining stockyards nestled in the shade of the river gums. The 25.07 hectares (64 acres) is set up for easy irrigation with pipes and risers driven by an independent pump on the Murray and a recycle system with retention dam. Included in the contract will be a transfer of the River Frontage Licence featuring more than a kilometre of riverside bush tracks. Just 5km from Piangil and a comfortable 38km drive to Swan Hill, this property enjoys the convenience of nearby amenities while still being able to savour the riverside lifestyle that is so hard to find.