

421 Goornong-Fosterville Road, Goornong, Vic 3557



Acreage For Sale

Saturday, 11 November 2023

421 Goornong-Fosterville Road, Goornong, Vic 3557

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 32 m2

Type: Acreage



Patrick Skahill
0354431744

For Sale \$950,000 - \$1,050,000

Here is a fantastic opportunity to secure an incredibly versatile farm. Highly suited to all manner of intensive horticultural, agricultural, livestock, equine purposes, and lifestyle enterprises. Predominantly red, sandy loam soils, 3 phase power and there are three road frontages to the property, two of which are sealed. Transferring with the property is a 20 megalitre ground water licence from Goulburn-Murray Water. There is capacity for up to 2 megs of water per day, to be pumped from two bores into the very large and scenic (approximately 4 megalitre) dam. Water can then be pumped to multiple irrigation points across the property. The charming brick cottage has been restored and modernised. It offers two bedrooms, a formal lounge, and open plan kitchen and dining. It is surrounded by established garden, lawn, and orchard. You may wish to extend and grow the existing home to your requirements and preferences subject to council approval. Or you may choose to live in the cottage while you plan and build a new home on your preferred area of the property (STCA). The cottage could then be used as a manager's office. The existing versatile shedding includes a 24m x 17m shed, a 7m x 3m shed, and a 6m x 3m storage shed. There is plenty of scope for you to add further built improvements, suited to your favoured farming pursuits. This is a prime location on the Epsom-Barnadown Road ("Sandy Creek Road"), with great exposure to passing traffic. It is approximately 20mins to central Bendigo, 40mins to Echuca, and 1.5hrs to Melbourne. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>