

460 Mynard Road, Catani, Vic 3981

Sold Residential Land

Wednesday, 4 October 2023

460 Mynard Road, Catani, Vic 3981

Area: 16 m2

Type: Residential Land



Amandeep Singh
0433314000



Rakeshdeep Rampal
0426979240

Contact agent

Raine & Horne Land Victoria is delighted to offer this exceptional parcel sprawled over 40.5 acres approx. situated with rich versatile quality loam soil. A proven property which has been carefully farmed over the years and presents in good order. This fully fenced property has good stock water from a deep bore and fertile soils suitable to beef, dairy, thoroughbred enterprises and cropping such as potatoes or asparagus. Owning prime agricultural land like this will become increasingly rare. The property features include:

- Irrigation bore with 20 megalitres pumping licence.
- 40.5 acres Approx of productive peat soil, fully drained.
- Currently in pasture, excellent cropping and fertilizer history.
- This parcel is suitable for vegetable garden, Cattle or equine interests.
- 3 phase power in middle of land with pump shed and couple of tanks and troughs.
- 50HP, 3-phase irrigation turbine unit for bore.
- Excellent drainage with agi. Pipes spread evenly 20m apart across the whole field.
- Possibility to build your dream house on this blank canvas (STCA)
- Vendors willing to offer attractive leaseback to passive investors.
- 10-15 Minutes to Primary Schools, Secondary Colleges, and kindergartens in Bunyip, Garfield, Bayles

Contact us today to arrange a private viewing. For more details please contact: Amandeep Singh on 0433 314 000 Rakesh Rampal on 0426 979 240

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Check List:

<http://www.consumer.vic.gov.au/duediligencechecklist>