

5 Trounson Road, Tennyson, Vic 3572



Sold Mixed Farming

Tuesday, 30 January 2024

5 Trounson Road, Tennyson, Vic 3572

Bedrooms: 3

Bathrooms: 1

Area: 29 m2

Type: Mixed Farming



Patrick Skahill

0354431744

\$675,000

This area of Northern Victoria is highly regarded for its versatile irrigation and dry land farming. It is much sought after for sheep and cattle breeding and fattening, and is renowned as excellent well-draining cropping country. Highly suited to wheat, canola, barley, lucerne, and native pastures. This is an excellent opportunity for neighbouring land owners to add to their existing holdings, or for a new family to join the community and operate a successful farming enterprise. Bordered on two sides by the Goulburn Murray channel. Included in the sale is a 1 megalitre high reliability water share. Positioned on the corner of Trounson Road and Prairie-Rochester Road, the property comprises productive loam soils, suitable for all types of cropping, livestock, and fodder production. Potential to continue the existing share farm agreement, with approximately 40 acres currently sown to barley. Undergoing renovation the home boasts a beautiful new façade, modern kitchen with excellent walk-in pantry, and very comfortable family room. The property is offered with the understanding that there is further work required to complete the renovation of the three bedrooms, laundry, and bathroom. There is also a guest house/office/teenagers retreat separate from the main home. There are cattle yards, and a 3-bay shed with functioning cool room, workshop, and stable with a day yard. Approximately 50,000L of tank water storage. Only 5 minutes to Lockington, 20 mins to Rochester, 40 mins to Kyabram, 45 mins to Bendigo, 2 hours to Melbourne Airport, and 30 mins to the Murray River in Echuca. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>