

# 507 Myrtleford-Stanley Road, Stanley Via, Myrtleford, Vic 3737



## House For Sale

Thursday, 13 June 2024

507 Myrtleford-Stanley Road, Stanley Via, Myrtleford, Vic 3737

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 5 m2

Type: House



Sandra Dondio

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**\$1,500,000**

Nestled amidst the breathtaking beauty of north-east Victoria, on the cusp of the Victorian Alps and in close proximity to the historic township of Beechworth, 'Snowline Fruits' presents a rare and compelling opportunity to acquire a profitable fruit and nut orchard. Situated on 5.48 hectares of fertile farming land, this remarkable property offers a unique proposition for those seeking a self-sufficient lifestyle or a thriving business venture. Currently operating as 'Snowline Fruits,' the orchard boasts a diverse and bountiful array of fruit trees, including apples, berries, chestnuts, local walnuts, and even a thriving honey production operation. The charming 3-bedroom, 2-bathroom brick veneer home provides comfortable living across two levels, encompassing 19 squares of living space. The ground floor features two bedrooms, a bathroom, separate WC, laundry, garage, and a storage shed. Upstairs, the spacious master bedroom boasts a walk-in robe and ensuite, while a generous kitchen/dining/living area opens onto a delightful deck overlooking the picturesque orchard. Adding to the property's appeal is a dedicated showroom/shop with a 3m x 5m cool room, ideal for showcasing and storing the orchard's exquisite produce or with the potential to convert into what will suit each buyer's needs. A substantial shed, offering approximately 325 sqm of floor space at the northern end of the property, provides ample workspace or storage. Water security is comprehensively addressed with an 18-megalitre irrigation license, frontage to Myrtle Creek, two water tanks, and a dam. Conveniently located just 14kms from Beechworth, 17kms from Myrtleford, and 52kms from Wangaratta, Albury, or Wodonga, this property seamlessly blends rural tranquility with easy access to essential services and amenities. Whether your aspirations lie in establishing a self-sustaining lifestyle or cultivating a successful orchard business, 'Snowline Fruits' presents an exceptional opportunity that ticks all the boxes. Contact Agent today to discuss options.