

# 618 Merrimans Creek Road, Gormandale, Vic 3873



## Sold Other

Saturday, 4 May 2024

618 Merrimans Creek Road, Gormandale, Vic 3873

Area: 29 m2

Type: Other



Brendan Williams  
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James Hourigan  
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## Contact agent

Stretched out along Merrimans Creek valley is this opportunity to secure some productive land with a mixture of fertile soil flats, undulating land and bush within 5 minutes from Gormandale and Hyland Highway. Totalling approximately 29.1 Hectares (71.9 Acres) on 2 titles plus creek frontage, this property would be perfectly suited to mixed farming whether it is cattle, sheep, cropping or set up for trail riding horses around the bush area which can be expanded out to adjoining state forests for further endless trails. The options are endless! - Approximately 37 acres of native pastures in fertile soils and undulating higher land. - Boundary fencing on cleared area down to the creek with central laneway. - Stock water from Merrimans Creek. - 3 road frontages for easy access to all areas of this land. - Electricity close by but not connected to the property. - 2.2 megalitre 'take and use' water licence. This property would make the ideal lifestyle location to build your dream or use as the ultimate off-grid weekender, subject to council approval. Located 2 hours from Melbourne, 20mins from Traralgon and the Princes Highway. For further information and private inspections, please contact Brendan Williams on: 0419 811 546.