

644 Mcphersons Road, Mundoona, Vic 3635

Sold Other

Friday, 10 November 2023

644 Mcphersons Road, Mundoona, Vic 3635

Area: 20 m2

Type: Other



Simon Quarrell
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Contact agent

Situated on 50 acres of land is this quiet and secluded lifestyle property with over 500 metres of frontage to the Nine Mile Creek. With its gently undulating landscape this picturesque lightly timbered parcel is perfect for any type of dwelling, from a grand modern home to a small weekender style shack. All the hard work has been done. Land suitable for cropping and grazing. • Includes approved Planning Permit for a dwelling and Building Plans • Build when it suits you with the Permit expiring in 2025, plus option to extend (STCA) • Power and NBN connected • Dwelling pad constructed • 300sqm machinery shed (approx.) • Water Frontage Licence for an additional 8 acres of land • Irrigatable via 6" pump from the Nine Mile Creek • Includes 1 ML of Zone 6B Stock and Domestic Irrigation Water • Low 0.28 Delivery Share • Private and secure location • All weather gravel road access just off bitumen roadway • Located only 25 minutes from Shepparton, 15 minutes from Nathalia and 12 minutes from Numurkah • Subject to DELWP transfer approval