

**67 Campbell Street, Merino, Vic 3310**



**Acreage For Sale**

Wednesday, 13 December 2023

67 Campbell Street, Merino, Vic 3310

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2 m2**

**Type: Acreage**



Tammy Knight  
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**\$470,000 to \$490,000**

Two bedroom, one bathroom home well positioned at the top of the property overlooking the rolling hills. With open plan living areas soaking up the afternoon sun, this quiet location is beautifully positioned at the top of the town overlooking the picturesque views. Not only does it have new fencing throughout most of the property, there is also over 100 native trees planted and has well established trees and gardens including an amazing range of roses and a newly planted orchid which is starting to bare fruit. This perfectly set up Equine property has a central laneway leading to the 11 paddocks spread over 7 acres (+ there is an additional approx 1 acre leased at end of property.) Having 5 purpose built paddock shelters, 3 more foaling stables and 2 hay sheds which also double as shelters, there is more than enough protection for all your animals. A huge dam towards bottom of block catches all the winter rain and lasts right through the summer. You can possibly also take advantage of the new regulations and have more than enough room to place a granny flat (new govt rules allow this) STCA. There is also a single car garage on the property.