

**75 Cowans Road, Avonmore, VIC, 3559**

**Sold Other**

Wednesday, 21 June 2023

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Type: Other



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## **"Cowans" First Time Offered in over 100 Years**

Outstanding Opportunity - Situated: 60kms Echuca, 35kms Bendigo and 168kms to Melbourne

This 267.64ac/108.31ha property consists of a 3 Bedroom AC Clad home. Separate kitchen, large lounge room with split system and wood heater. One bathroom with shower. Separate toilet and laundry. Hayshed, old timber cattle yards. Water is supplied to the House through an Electric Bore, 4" casing (34m depth) supplying water to a header tank, gravity feeding to a house tank. The bore also supplies stock troughs throughout.

The Land is principally red loam "Bellholme" soil types. Subdivided into 3 main paddocks, 1 dam and scattered native timber trees. Irrigation water is supplied through another Bore, 8" casing (28m depth) - power not connected. 240 acres have been sown down to barley.

Please note crops not given in.