

# 8398 Murray Valley Highway, Tallangatta East, Vic 3700



## Acreage For Sale

Saturday, 3 February 2024

8398 Murray Valley Highway, Tallangatta East, Vic 3700

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 13 m2

Type: Acreage



No Agent Property VIC  
1300850855

**\$800,000 - \$830,000**

Phone enquiries - please quote property ID 33002. Drovers Run presents an idyllic lifestyle property situated in Tallangatta East, overlooking the scenic Tallangatta Creek. Encompassing 34 acres across three titles, this property boasts a renovated four-bedroom, one-bathroom brick house equipped with new solar infrastructure, catering to both off-grid living and staying connected to conventional utilities. Notably, the property showcases significant upgrades, including new wiring and a power board, with a partially completed carport awaiting only the final addition of roof sheets. Considerable investment has been made into the overall enhancement of the property. There are separate workshops, each on an independent meter, currently utilised for a small business with the potential for diversification into various enterprises. Conveniently, a school bus stop is located at the gate, and the property adjoins the Rail Trail (former rail line) Cycling Track and Tallangatta Creek. The land features four main paddocks and a smaller one near the house, providing ample space for a horse arena. Abundant water resources, including four dams (two spring-fed) and a pump system connecting the creek to stock troughs, contribute to the property's versatility. With two entrances and two power sources, the solar setup is well-suited for off-grid living. The comfortable three/four-bedroom home offers picturesque views of the creek valley. The property also includes extensive shedding (formerly stables), a workshop, and steel stockyards. The potential for subdivision, subject to council approval (STCA), is noteworthy, with a 2-kilometre highway frontage providing an excellent opportunity for business ventures or multiple enterprises. The three titles offer flexibility, allowing for potential subdivision to further maximise the property's potential (STCA). The advertised price includes a fully furnished home along with some farm equipment. NOTE: Please only enquire if you are pre-approved for finance. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.