

855 Nerrena Road, Nerrena, Vic 3953

Other For Sale

Wednesday, 15 May 2024

855 Nerrena Road, Nerrena, Vic 3953

Parkings: 2

Type: Other



Karen McCormick

\$995,000 - \$1,075,000

Nestled within the serene landscapes of Nareena, Victoria, 855 Narrena Road presents an outstanding opportunity for discerning investors and farming enthusiasts alike. This expansive 17.21-hectare parcel of land boasts a versatile Class 10a storage facility, complete with all the modern conveniences required for efficient operation, including floating floors, carpeted office spaces with direct sliding door entry, and essential amenities such as a toilet and on tap gas hot water. Located a mere 8 minutes from Leongatha via sealed roads, this property offers not just convenience but also self-sufficiency with a full off-grid station featuring a 3kw capacity that's certified and a 7.7kw backup generator. All solar batteries are in a secure shed. The storage facility includes a kitchenette/tea room with dishwasher, certified septic tank, and a cosy Coonara-style freestanding heater, complemented by split A/C for climate control. The vast land includes an enclosed orchard, chicken run, and 12 fenced paddocks with troughs, all benefiting from gravity-fed water systems. With three spring-filled dams and the majority of paddocks cleared and slightly undulating, the property currently supports cattle on lush, green pastures. The enchanting valley views serve as a picturesque backdrop for potential uses such as a weekend retreat, grazing, or farming ventures. Room for kids to explore and ride their bikes or perhaps a pony. Storage for equipment is not a problem with an under cover 2 open bay shed plus another shed including an open bay for trailers etc and lockable storage area. Additional features include a 50L water tank with an approx. 5000L overhead gravity-fed tank, a verandah accompanied by 2 carport spaces, and the tranquil promise of a country ventures. Secure your slice of Nareena's idyllic countryside today and explore the limitless possibilities that 855 Narrena Road has to offer. <https://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer-we have obtained all information in this document from sources we believe to be reliable; however-we cannot guarantee its accuracy. Prospective purchasers / leasees are advised to carry out their own investigations