

95 Alfred Road, Wyuna, Vic 3620

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Mixed Farming For Sale

Saturday, 13 April 2024

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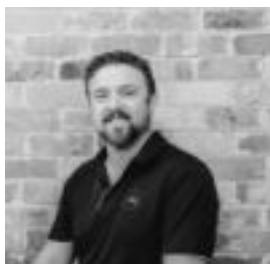
Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 32 m2

Type: Mixed Farming



Brendon Cornwall
0408859036



Michelle Watson
0358522377

\$850,000 - \$900,000

Sitting on an 80 acre allotment 95 Alfred Road is a perfect farm for all types of agricultural pursuits. With good soils and slope to aid irrigation the farm is incredibly well set up. Approximately 40 acres has been lasered and set into large bays with good quality outlets. This is complimented by having one automated outlet from the channel, a low delivery share and a good recycle system situated right in the middle of the farm. The other 40 acres is dry, but with the potential to put in a lateral irrigation system along the recycle dam. The property is immaculately fenced with hotwires running throughout, plastic troughs at the end of bays and gateways exactly where you would need them. The shedding is extensive with 1 hay shed (18x9m), a lock-up machinery shed (12x6m) plus a lock-up workshop close to the house (10x6m). This includes a mezzanine floor and wood heater. The home is a classic cream brick construction and sits on brick piers. There are 3 good sized bedrooms plus office. There is a mudroom shower in the laundry plus a separate bathroom. Climate control is easy with evaporative cooling and wood heating and there is a nice covered outdoor area off the east side of the house (6x4.5m), a perfect place to have a cool drink on a warm night. With bitumen frontage, rubbish collection and school pickup nearby this property is a great mix of productive farming and comfortable family living, close to both Tongala and Kyabram and within a half an hour drive of both Echuca and Mooroopna. - 2 Megs available by negotiation