

**7848 Goulburn Valley Highway, Trawool, Vic 3660**

**CASTRAN**

**Acreage For Sale**

Thursday, 4 July 2024

7848 Goulburn Valley Highway, Trawool, Vic 3660

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Acreage**



John Castran  
0411502424

## EOI - Closing Date 5th Sept 2024 4pm

Expression of Interest closing Thursday 5th September 2024 at 4.00pm 1.2kms (approx.) of Frontage to the Goulburn River! This very rare river frontage property comprises approximately 72 hectares (178 acres approx.). The homestead site has a commanding view over the rich alluvial river flats. The property formally was a highly productive river frontage farm which grew 'Hops' on behalf of Carlton United Breweries using the hops for the brand that was utilised by Carlton United known as 'Courage Bitter'. The historic kiln sheds are in excellent condition and provide great versatility as man sheds, equipment store, artisan retreat, workshop, or even a brilliant place to store vintage cars etc. The property has a very substantial residence which comprises 3 bedrooms with a master bedroom that has one of the most incredible ensembles and walk in robes that you'll ever see. The residence has a very spacious kitchen, living, meals area which overlooks the alluvial river flats of the property. There is a large separate laundry and second large bathroom. The property has a 2 double garage with internal access plus very large storage area. The residence has a ground floor area of approximate 240sqm and basement area of approx. 100sqm with approx. 60sqm of veranda space. One of the incredible features of this property is a large swimming pool...you only have to walk out of the master bedroom and as straight into the pool and spa. General Comments The property provides a very real opportunity to operate various agricultural enterprises with a reliable 750mm annual rainfall and carrying capacity of approximately 1000 DSE. The highly productive soils and undulating topography lends itself to permanent horticultural plantings. The significant 1.2 km frontage to the Goulburn is picture perfect. Disclaimer: All information about the property has been provided to Castran TM Pty Ltd by third parties. Castran TM Pty Ltd has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property.