

Address available on request, Girgarre, Vic 3624



Mixed Farming For Sale

Wednesday, 10 April 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 29 m2

Type: Mixed Farming



Stuart Wilson

\$1,100,000

This exceptional property presents an excellent opportunity to pursue your passion while receiving a steady weekly income. The property spans over 73.9 acres (29.9ha) and comes with a 1.05 delivery share and 3 megs of stock and domestic. It offers a serene country lifestyle that blends perfectly with the potential for earning income from the thriving piggery. The key features of this property include:

- A cozy and welcoming 3-bedroom house with a separate study, a comfortable lounge area, a spacious timber kitchen, and a dining area. It also features refurbished ensuite and the main bathroom, with an added convenience of 3 toilets. The house is surrounded by lovely, well-established gardens and boasts a large outdoor entertainment area.
- An exceptional horse complex featuring state-of-the-art breeding facilities, stables, holding yards, and feeding pens that ensure optimal care and management of horses.
- Paddocks that have been carefully crafted with the comfort of horses in mind, featuring a central 600-meter track for equestrian activities.
- Various well-appointed sheds, including a workshop, machinery shed, chook shed, and hay shed, catering to various farm needs.
- Strategically placed pumps and thoughtful drainage design for efficient water recycling.
- A substantial piggery that can house 750-800 pigs, currently leased out, generating an annual income of \$54,000 approximately.

This is a rare opportunity to own a well-equipped and income-generating property. Don't miss out! Act now and enjoy a lifestyle that harmonizes with the countryside, while the income-generating piggery adds a practical and rewarding dimension. For a private inspection call Stuart Wilson at 0404 550 429.