

# Falkiner Avenue & Cook Road Farm, Tresco, Vic 3583

## Sold Residential Land

Thursday, 22 February 2024



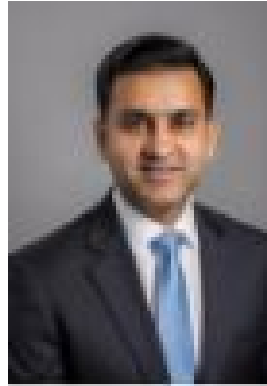
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Area: 25 m2

Type: Residential Land



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## Contact agent

Renowned for its highly productive irrigated fruit growing farmlands, Tresco offers agribusiness operators, soil types well suited to both horticultural and viticultural endeavours, including table grapes, wine grapes, edible nuts, citrus and stone fruits. Named after the Tresco Estate by William Cornish, who acquired the property in 1897, Tresco homestead and the surrounding properties enjoyed an excellent source of freshwater from nearby Long Lake. Presented now the Falkiner Avenue and Cook road Farm known as Diamond ridge fruit, invites buyers seeking a highly productive agribusiness opportunity in the heart of Tresco. Situated just a 20-minute drive south-east of Swan Hill and 26-minutes north-west of Kerang, in the Lake Boga and Mystic Park irrigation area, these properties benefit from exceptional irrigation infrastructure with a direct connection to the Tresco irrigation delivery system, their own pumping stations complete with sand filtration and fertiliser mixing systems, as well as established wind breaks. Falkiner Avenue and Cook Road Farm:- Approximately 25.8 hectares or 63.6 acres landholding, with 7.3 hectares of table grapes, 5.2 hectares of wine grapes, with a further 13.3 hectares of available land, yet to be planted. Features: Access to the Tresco irrigation delivery system, Own pumping station, complete with sand filtration and fertiliser mixing system and a 660.6 megalitre delivery share per year.- 2-minute drive or 1.9km to Tresco- 7-minute drive or 7.6km to Lake Boga Primary School- 8-minute drive or 8km to Lake Boga- 18-minute drive or 23.1km to Coles Supermarket, Swan Hill- 19-minute drive or 23.3km to Swan Hill Medical Group- 20-minute drive or 24.6km to Swan Hill- 26-minute drive or 39.6km to Kerang- 1 hr 44-minute drive or 156km to Robinvale- 2 hr 47-minute drive or 249km to Mildura- 3 hr 29-minute drive or 319km drive to Melbourne CBD For detailed insights and to unlock the full potential of this remarkable lot, we invite you to connect with our seasoned real estate professionals: Vik: 0451777171 Daman: 0426234020 NOTE: link for Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> Disclaimer: All dimensions, sizes and layout are approximate. The photos are for illustrative purposes only.