

665 Nicholson-Sarsfield Road, Sarsfield, Vic 3875



Lifestyle For Sale

Saturday, 29 June 2024

665 Nicholson-Sarsfield Road, Sarsfield, Vic 3875

Parkings: 4

Area: 53 m2

Type: Lifestyle



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\$685,000

Here is a rare opportunity to secure a large parcel of farmland mere minutes from Bairnsdale and start planning your dream country home. The property consists of around 131 acres of land with an additional 4.5 acres (approx.) of land under a grazing licence. Partially cleared, the property is currently fenced into three internal paddocks, two with dams, and is used to run cattle. A large Colorbond 14 x 8m, four bay, high roof shed provides parking for vehicles and farm equipment. The shed has a basic solar system to run lights, whilst there is automatic festoon style, solar lights which automatically activate after dark. There is a 5000 gallon water tank collecting water off the roof which is connected to a 12 volt pressure pump and tap. There are also two additional 6 x 2.5m storage sheds on the property. There is good Telstra 4G reception whilst NBN Fixed Wireless is available! A levelled house site is alongside the shed and has excellent views across the open areas of the property to the North and to the East over the Nicholson River flats. There are areas of established lawn around the shed and house site. Two driveways exist off Nicholson-Sarsfield Road with the main driveway planted out on either side with a huge variety of fruit trees. The fruit trees are protected by six-foot-high fencing with electric offset to assist with keeping Sambar Deer and stock out. Access tracks exist around the boundary of the property and there is an internal track network. Mature stands of box and stringybark will provide the new owner with almost unlimited timber for fencing and firewood. This property is perfectly located providing the ultimate in privacy yet with all the convenience of town. The Sarsfield Recreation Reserve is around three kilometres away where there is a sporting field, tennis court and a community hall. The small town of Nicholson is about seven kilometres where you will find a General Store/Cafe, Post Office, Hotel with Bottle Shop and the river reserve complete with fishing platforms and an excellent boat ramp. The ramp provides boating access to the largest inland network of waterways in Australia, the Gippsland Lakes. The seaside village of Metung is only a short drive away, whilst Lakes Entrance and surf beaches are around twenty minutes' drive. For all your shopping and farm supply needs, the major rural hub of Bairnsdale is a little over ten minutes away where there are all the major supermarkets, Bunnings, Kmart, Dan Murphys and a host of other specialty stores and industrial services. Don't miss your opportunity to secure a property of this size so close to Bairnsdale. Inspections available seven days a week, strictly by prior appointment only to approved purchasers.