

870 U T Creek Road, Devils River, Vic 3714



Mixed Farming For Sale

Wednesday, 19 June 2024

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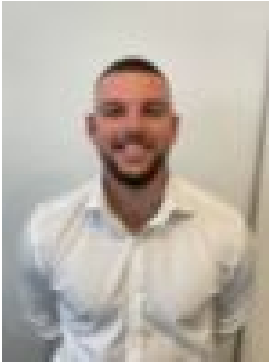
Bedrooms: 2

Bathrooms: 1

Parkings: 8

Area: 40 m2

Type: Mixed Farming



Kye Rishworth

0357972799

\$780,000 - \$840,000

Nutrien Harcourts Yea is pleased to present (part of) 870 UT Creek Road, Devils River, a rural property with great foundations to establish a workable farm or lifestyle retreat. The 40.2 Ha or 99 acre (approx.) property is North facing and located a short 10km from the thriving township of Alexandra and only 6km to Lake Eildon. Both private and picturesque, the property is tucked away in the hills adjoining Lake Eildon, offering phenomenal rural views and is home to a large variety of Australian native fauna including deer, kangaroos, wallabies, wombats and eagles. The property features a 2 bedroom & 1 bathroom home with great bones although requires a full renovation. Established with everything required for a functional rural home which includes an entrance hall, high ceilings throughout, lounge room, dining room, kitchen with WIP, large laundry, 75,000L of tank water storage, bore, septic system, mains power, a small solar system and a large 15m x 10m shed. The boundary is fully fenced with adequate fencing and features a new fence installed to the longest boundary of the property. Internal fencing has the potential to split the property into 5 paddocks with minimal work. Featuring 5 dams and a seasonal creek running through the centre of the property with a well maintained access road running parallel to the creek. For further information and inspection times, contact Kye Rishworth on 0407 041 395.* Inspections for this property are strictly by private appointment only. Please respect the peace and quiet nature of the region and do not enter the property grounds without being accompanied by an agent. ** All information contained herein is gathered from sources we believe to be reliable however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.