

**800 Bridge Road, Caniambo, Vic 3630**

**Elders** Real Estate

**Other For Sale**

Wednesday, 3 July 2024

800 Bridge Road, Caniambo, Vic 3630

Area: 180 m2

Type: Other



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## **Expressions of Interest close 1st of Aug at Noon**

Located within the highly regarded cropping region of Caniambo, this impressive 445-acre property offers a diverse blend of rising red loam soils and flatter country to the west. Ideal for both cropping and grazing pursuits, the land features five strategically placed catchment dams, ensuring ample water supply. Native timber areas provide excellent shelter, enhancing the property's suitability for livestock. The paddock on the eastern side of Bridge Road, the highest point of the property, offers commanding district views and serves as an ideal home site for those looking to build their dream rural residence. The property's prime location ensures convenience, with Shepparton just a 20-minute drive away, and both Euroa and Violet Town reachable within 30 minutes. This unique offering combines agricultural potential with stunning vistas, making it a rare opportunity in the sought-after Caniambo region.