

**860 Goornong-Mayreef Road, Avonmore, Vic 3559**

**McKean  
McGregor**

**Residential Land For Sale**

Wednesday, 10 July 2024

860 Goornong-Mayreef Road, Avonmore, Vic 3559

Area: 42 m2

Type: Residential Land



Drew Stratton

0414576371

**\$765,000 - \$800,000**

A pristine rural property spanning 105 acres, offering a unique blend of agricultural potential. This well-fenced estate boasts bitumen road frontage, ensuring easy access and convenience. Energy efficiency is paramount with a state-of-the-art full off-grid 16 kW solar system, complemented by a 16 kva CAT generator ensuring sustainable and reliable power. The property is meticulously maintained, has good fertiliser history and features one paddock sown to oats and the remaining areas flourishing with quality pastures, making it ideal for various farming activities. For all your agricultural needs, the property includes two machinery sheds, one of which is equipped with shearing facilities. Water resources are abundant with four dams and five water tanks, providing a combined capacity of over 100,000 litres, guaranteeing ample supply for livestock and irrigation. Enjoy the breathtaking views and serenity of the countryside, with a prepared home or shed site at the front of the property, ready for your dream build. This well-presented farm is a rare gem, offering both functional and picturesque appeal in the heart of Avonmore. Included in the sale is a 1-bedroom transportable unit, perfect for immediate accommodation or as a cozy retreat.