

128 Habel Rd, Nagambie, VIC, 3608



Rural For Sale

Friday, 16 August 2024

128 Habel Rd, Nagambie, VIC, 3608

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: Rural



Mark Boyer

108 Acre Farming Opportunity

108 acres (43.73ha) with a four bedroom brick home plus study, just over 3km from Nagambie with great shedding, even a two stand shearing shed, is there anything else needed to be said !

The brick veneer home built around the 1990's has four comfortable bedrooms, a separate study, loads of living area with an open L shape kitchen, dining and lounge, formal dining and another separate lounge. The kitchen was recently renovated, with a walk-in-pantry and brand new appliances. The home is heated by a large wood heater and cooled with an evaporative air conditioner. Two 4kw solar units help to keep the day to day electrical cost down and 5 tanks of approximately 95,000 litres of rainwater and a reliable well, maintain all the water needs. Attached to the kitchen is a north facing entertaining area overlooking the windmill and undulating lamb paddock. The garage has been converted to a teenagers games room or a great place for the family to have some great fun together.

Fantastic shedding with 9m x 15m workshop/ machinery shed with concrete floor and electricity, Two Stand Shearing Shed 20m x 9m also great storage area and an older machinery shed 16.6m x 6.6m. The remaining shell of the old dairy is real renovator's delight.

The soil type is an undulating Nagambie red bank to rich clay and sandy loam, and has had known fertiliser history over the past 5 years of 80kg of superphosphate per ha per year. The property is separated into four paddocks plus the home yard and is currently running 215 Merino ewes and 250 weaned crossbred lambs. Located 90 mins from Melbourne and just 3km from Nagambie township

Onsite Auction 20th of September 2pm - Call today to inspect.