

**299 Mewburn Park Road, Tinamba, VIC, 3859**



**Rural For Sale**

Monday, 26 August 2024

299 Mewburn Park Road, Tinamba, VIC, 3859

Type: Rural

## VERSATILE FARMING PROPERTY WITH RIVER FRONTAGE

- ☑ 63.03 hectares (156 acres approx.) 2 titles
- ☑ Can be purchased as one lot or in 2 titles as listed below
  - ☑ Lot One 61.73 hectares (152 acres approx.)
  - ☑ Lot 2 1.304 hectares (3.22 acres approx.) with three-bedroom home and shedding
- ☑ Currently running as an Organic Dairy Farm
- ☑ Water can be apportioned to each lot and each title has access to underground water
- ☑ 19-unit swing over dairy
- ☑ Solid 3-bedroom home with shed and workshop
- ☑ 160 mgl high reliability MID water
- ☑ 80 mgl low reliability MID water
- ☑ Shallow aquifer water available by negotiation
- ☑ Sealed road frontage
- ☑ 6000l vat capacity
- ☑ Absolute Macalister River frontage (approx. 1.5km)
- ☑ 40 lateral sprays approx.
- ☑ Stockyards

For further information and to arrange an inspection (strictly by appointment only), contact the sole selling agent.

Price on Application

Go to [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist) or visit the Leo O'Brien Property website and select the link for a Due Diligence Checklist