

4115 Murray River Road, Thologolong, VIC, 3691

Rural For Sale

Friday, 27 September 2024



4115 Murray River Road, Thologolong, VIC, 3691

Bedrooms: 4

Bathrooms: 1

Type: Rural



Tom Hanrahan



Bart Hanrahan

Experience lifestyle living on the banks of the Hume Weir/Murray River

“Experience lifestyle living on the banks of the Hume Weir/Murray River, a complete unit property with fantastic improvements, located in the lower reaches of the magnificent Upper Murray.”

“Meath Park”

Area-

23 acres – 9.3 HA (Freehold) including 103 acres of frontage lease (subject to Goulburn Murray transfer)

Location-

55kms (50 minutes) to Albury/Wodonga via the Murray River Road, 42.6kms (37 minutes) to Tallangatta, 382kms (4 hours) to Melbourne via Hume FWY and 560kms (6 hours) to Sydney.

Residence-

A quality brick veneer residence in excellent order. Murray pine floor boards, modern refurbishment throughout.

Comprising four (4) bedrooms or three (3) and a study.

Kitchen boasts ample pantry, cupboard and bench space. Gas stove and electric oven (900mm). Central family bathroom with claw foot bath and wet area shower. Spacious living area plus a generous outdoor alfresco deck to enjoy the magnificent Hume Weir views. A comfortable and family friendly home with rural lifestyle as the main feature.

Garden and surrounds-

The home is surrounded by beautifully established gardens and low maintenance lawned areas. Beautiful native and introduced flora throughout and along the driveway. Water is reliable. Will suit the green thumb and the novice gardener alike.

Land-

The land can be described as fertile and boasts direct frontage to the Hume Weir. Whilst lifestyle is the vibe, the land has been cared for by a farmer and has a strong fertiliser program and improved pasture throughout. This parcel of land is very unique due to the size and availability of Hume Weir frontage properties.

Working improvements-

-multi use shed- Shearing/wool/machinery shed three bays all 9mx9m

-lock up machinery shedding 18mx15m

-boundary and internal fencing in excellent order.

-10kw Solar system (into grid and battery storage) Solar edge brand.

Water-

Water for the property is in abundance with the Hume Weir/Murray River frontage. Stock and Domestic Rights available via same. Rain water storage tanks provide the home and gardens with extra water supply.

Schools-

School buses available at the gate to Tallangatta and Albury/Wodonga for secondary schooling and Talgarno and Bethanga for primary schooling.

Recreation-

The lower reaches of the Upper Murray are renowned for its recreation pursuits. These include water sports such as fishing and water skiing. Endless potential via state forests for bushwalking, bird watching and trail riding for both motorbikes and horses. Sporting clubs are established in neighbouring districts.

Agents Remarks-

“A rare opportunity to purchase quality lifestyle land with direct Lake Hume frontage. A property such as this is appealing due to its acreage and frontage to Hume Weir.

It will appeal to a wide variety of buyers and inspection will truly impress. A first-rate property in a first-rate area”