

**933 Nathalia-Waaia Road, Waaia, VIC, 3637**

**Rural For Sale**

Wednesday, 14 August 2024

933 Nathalia-Waaia Road, Waaia, VIC, 3637

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



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## Expansive 77-Acre Property with Modern Home and Comprehensive Amenities

### Property Overview:

Discover the perfect blend of rural tranquility and modern convenience with this stunning 77-acre property. Ideally set up for both agricultural and lifestyle purposes, this property features high-quality infrastructure and a beautifully designed home, making it a rare find in today's market.

### Key Features:

#### Land & Irrigation:

Approximately 77 acres, 95% lasered for efficient irrigation

1 meg of S&D GMW

1.44 Delivery share with 2 x GMW outlets & a bore

Quality soil types currently utilized for wheat cultivation

#### Home:

Built in 2008, featuring quality Sessions craftsmanship

Spacious three-bedroom, brick veneer home with study

Master bedroom with walk-in robes and a generous ensuite featuring a shower, bath, and toilet, plus a split system air conditioner

Large open-plan dining, living, and kitchen area

Kitchen equipped with ample storage and electric appliances

Additional second living area plus a rumpus room

Main bathroom with shower, bath and vanity

Powder room with separate toilet

Ducted heating and cooling throughout and floor heating (3 zones)

Front veranda and a good-sized alfresco entertaining area with dual blinds

#### Garage & Sheds:

Extra-large lock-up garage

High bay machinery shed (12m x 9m)

Additional lock-up shed (6m x 9m)

#### Additional Features:

5 kW solar system

100,000-litre rainwater tank

Well-manicured lawns with automatic sprinklers (front and back)

Cattle yards, Sheep yards and water troughs to the paddocks

3 phase power

#### Contact Information:

For more information or to schedule a viewing, please contact Simon Quarrell or Darren Scott