

153 Boundary Road, Mundoona, VIC, 3635

Rural For Sale

Sunday, 3 November 2024

153 Boundary Road, Mundoona, VIC, 3635

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Rural



Darren Scott
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Simon Quarrell
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Exceptional cropping farm

Property Highlights:

📍Expansive Landholdings:

-📍A total of 760 acres across four titles (three large and one small) with four strategic road frontages for convenient access. Previously producing rotational cereal crops.

📍Premium Soil Quality:

-📍Renowned quality soil types supported by comprehensive soil tests and a strong fertilizer history, perfect for diverse agricultural pursuits.

📍Innovative Irrigation Systems:

-📍Two T&L hydraulic centre pivots (100 acres each), featuring cutting-edge technology that allows for manual start and app-controlled operation.

-📍One GMW outlet, 1 meg stock & domestic water, supplemented by a recycled dam and efficient diesel pump for sustainable water management.

-📍Additional 30 acres designated as sand pit area.

📍Robust Infrastructure:

-📍2 large hay sheds (30mx15m), a dedicated machinery shed, office space and a chemical shed ensuring all farming operations are well-supported.

-📍A well-planned laneway system and extensive fencing throughout the property enhance accessibility and management efficiency.

-📍Small sheep feedlot paddocks equipped with sheep yards and drafting facilities under a 30m x 15m shed.

📍Comfortable Residential Living:

-📍A neat and tidy three-bedroom home featuring a beautifully renovated kitchen with modern electric appliances.

-📍Climate control is ensured with a split system and a cozy woodfire heater.

-📍The home boasts two bathrooms, two living areas, a double carport for added convenience and a long private driveway with established trees.

-📍An additional Bungalow with its own bathroom, living area and bedroom provides versatility for guests or extra worker accommodation.

This remarkable property presents a unique opportunity for agricultural enterprises or lifestyle living, all within a prime location between Shepparton and Nathalia. Don't miss out on the chance to make this versatile land your own!