



PROFITABLE BUSINESS, LIFESTYLE & ACREAGE

381 Geodetic Road, Wanalta

Situated on 40Ac/16Ha this property truly offers the ultimate in lifestyle options. The beautifully renovated brick home has all the attributes one looks for in a comfortable family home, there is plenty of paddock space for livestock, horses, cropping or any other agricultural enterprise. If that is not enough how about running your own profitable business, "Rich River Mulch" has been in operation for 25 years and is WIWO. 90% of clients are Melbourne based and the current vendor does one to two trips per week. This business would suit someone who has some mechanical or engineering experience but it is not a prerequisite.

Property Highlights:

- Renovated 4BR BV home
- Open plan kitchen/dining/sitting room
- Master bed has WIR & en-suite,
- 3 further bedrooms have BIR
- Laundry with external access
- Beautiful tropical feeling alfresco area
- Beautiful lawned gardens with established trees, shrubs and Orchard
- "Rich River Mulch" Inc. plant & infrastructure
- 18m x 9m shed with power and lighting
- Shed and stable
- 3 horse paddocks, the balance of land currently cropped
- 0.02 Delivery Share & 1.9 megs S/D
- Pleasant elevated position on a sealed road
- School bus close by

FOR SALE \$625,000

Contact: Charlotte Bradshaw

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Business Plant & Infrastructure

Inclusions:

- Rich River Lucerne Garden Mulch Business
- Computerized/hydraulic mulching machine
- Chain driven wagon
- Bale chopper (shredder)
- 4280 Chamberlain tractor
- 6 Cylinder Mercedes motor (drives hydraulic machine)
- 2006 Yale forklift / diesel
- 2001 Man tray truck / 14 pallet with gates
- 1200lt fuel tank
- Ford industrial loader
- Shelving racks
- Pallet shrink wrapper
- Air compressor
- Heat sealer
- Pallets
- Pea straw large bales (8x4)
- Pea straw bags
- Lucerne bags
- Customer list
- All business administration templates

THIS BUSINESS CAN BE SOLD SEPERATELY AND RELOCATED

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