



## Outstanding Hobby Farm Opportunity

1540 MANLEY ROAD, MERRIGUM

Located a few minutes drive from Merrigum and a short commute to both Kyabram and Shepparton this hobby farm should have vast appeal.

Tucked away off a sealed road there is 23Ac/9.6Ha of which almost 100% can be irrigated. There is an abundance of mature trees and an orchard with an array of fruit producing trees.

There is a 2 bedroom home which is currently achieving \$200.00 p/w, the home could be further developed and improved or this could offer the potential to build your dream home.

### Key features include:

- 2 bedroom home with potential
- 23Ac/9.6Ha with irrigated paddocks and a small orchard
- 12m x 9m shed with concrete floor and power
- 3 bay machinery shed
- Cattle yards and loading ramp
- Chook shed, small hay shed and other sundry sheds
- 12 panel solar system
- 0.03 delivery share and 3 megs HRW from a backbone channel

This really is a rare find in todays market!.

**FOR SALE: \$325,000**

Contact - Kyabram Agent

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