



## Substantial Brick Home on 27.5 Pristine Hectares

262 Goddard Road, Kyabram  
 Bring your livestock and start farming! This property offers an impressive farm layout which is 100% irrigated and currently has a bank of feed available. There is also a substantial 4 bedroom brick home ideal for family living, offering multiple living spaces of generous proportions

### Key Features:

- Open plan kitchen/dining area
- Formal dining room and formal lounge room
- 4 bedrooms and an expansive entrance hall
- Family bathroom with bath and shower, additional shower room with w.c.
- Large laundry/second kitchen with external access
- Gas fire and 2 x reverse cycle split systems
- Alfresco area, mature gardens & fruit trees
- 68Ac/27.5Ha divided into 24 Paddock
- Machinery shed, small useable dairy, hay shed
- 2 megalitres stock and domestic , 0.6 delivery share & 3 rainwater tanks

Whilst this property does need some aesthetical updating, the maintenance has been done. This is an exciting opportunity to secure a substantial home with exceptional agricultural land. Suitable for a multitude of enterprises.

**OFFERS AROUND: \$575,000**

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