



PETER WILSON  
Livestock · Real Estate · Feed & Grain · Water Trading

## Absolute Gem, Be Quick!

71 Barrow Road, Girgarre

Perfectly situated a stones throw from the township of Girgarre, this pretty property has everything you could possibly want in a hobby/lifestyle property. The land is well laid out in multiple paddocks accessed via a central laneway and the home is nicely presented with nothing to do. There are sheds galore and approx. 7.5 Ac land.

### Key Features:

- Modern 3 bedroom home
- Open plan kitchen, dining and living area
- Additional sitting room
- Reverse cycle split system
- Laundry
- 3 good sized bedrooms
- Spa/games room with kitchenette
- Nice alfresco area
- Multiple sheds with concrete floors & power
- Machinery shed
- All paddocks have in ground sprinklers
- 0.18 Delivery share
- 1 meg stock and domestic

Currently the property is an Alpaca stud but easily lends itself to a multitude of pursuits, most paddocks have shelters and are kept green with push in sprinklers.

The location of this property is within an easy commute to Kyabram for work, schools or shopping. Both Shepparton and Echuca are approximately 30 mins drive and Bendigo around an hour away.

**Inspection a must!**  
**FOR SALE:\$399,995**

Contact - Kyabram Agent  
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