



1366 Bengworden Rd, CLYDEBANK, VIC 3851

ISOLATION ON THE RIVER

If its isolation you're after this 65-acre Lifestyle property cannot be overlooked. The property runs down to a natural billabong on the shores of the Avon River minutes from the boat ramp at nearby Marlay Point and the Gippsland Lakes. This wetland oasis is shaded by 300yr old Redgums a sanctuary for visiting kangaroos ,deer, bird life and offering the serenity of country life. An extensively renovated three-bedroom residence in a commanding ridgetop position overlooks the entire property, a true entertainers delight. The house is light and airy with French doors opening out into a sheltered courtyard, pizza oven and established rose garden, stylish lounge, wood heater, split system, paved deck surrounding a newly installed 'in ground' heated swimming pool & spa. Included with the sale of the property is 700 olive trees and the business AVON RIVER OLIVE OIL along with its bottling plant/press room and equipment providing an established and ongoing income stream. This property provides great diversity. An established income from olive oil production, cattle breeding capacity and best of all private fishing spots along the banks of the Avon. How good is life.

TYPE: Sold

INTERNET ID: 22023002

SALE DETAILS

\$775,000 to \$825,000

CONTACT DETAILS

Elders of Sale

2 - 8 Maffra Sale Road
Sale, VIC
03 5144 4444

Tracey Wrigglesworth
0427 444 044

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist call us on

(03) 5144 4444

- Land Area 73 acres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage
- Single carport





