562 Jones Road, WANGARATTA, VIC 3677

Cherrybrook farm - Lifestyle and supplementary income opportunity.

42.49 hectares, 105.00 acres

Cherrybrook Farm - Mount Bruno Approx 102AC/41.26HA

SUMMARY-

Consisting of approx 102 acres with circa 5000 and 16 varieties of cherry trees.

Shiraz & Cabernet vines established 50 years ago and a small olive grove.

The period home features 3 bedroom, large kitchen/dining area, gardens & shade trees.

New and old shedding in addition to an as new colourbond shed is a 15 x 24 mtr packing shed with concrete floor and 2 cool rooms and office plus registered kitchen.

A 15kw solar system keeps down the costs, water is an additional feature to the enterprise

50 megalitre dam supply and seasonal bore.

TYPE: Sold

INTERNET ID: 22657381

SALE DETAILS

$990,000

CONTACT DETAILS

ELDERS WANGARATTA
24 Rowan Street
Wangaratta, VIC
03 5721 2036

Michael Everard
0408653161

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

This property has many other features, this one is worth your inspection. Located only 29 km to Wang C.B.D.

Editorial by John Kennedy.

LONG ESTABLISHED FRESH CHERRY AND MULTI ENTERPRISE SMALL FARM & RURAL LIFESTYLE

A couple or family with aspirations of an idyllic rural lifestyle and building a multi-enterprise agribusiness career should review the Cherrybrook Cherry Farm property at 562 Jones Road Mt Bruno a location only twenty minutes west from Wangaratta.

Cherrybrook is famous for its fresh cherries that are sold via farmers markets, by wholesale and as a very popular U-Pick destination over the November-December period when the rich red cherries are at their best.

The value is well underwritten by the freehold property value, a good quality family home and its production assets with the opportunity to further develop the multi-faceted enterprise plantings already in place on this property.

The first enterprise in the cherry orchard comprising just on five thousand trees that range in age from twenty five years to one year old.

The orchard is fully irrigated by drip lines from the fifty megalitre storage and registered catchment dam on the property. There are also two groundwater bores whose output potential depends on the season. The vendors have also produced valuable weeping cherry trees for the landscaping and garden trade and although this has been a side or hobby interest it could be further developed. They have also produced and sold BBQ smoking chips and garden mulch from the pruning residues. In addition, the property has a long established small olive grove of fifty five trees that are harvested annually with the fruit pressed offsite to olive oil which also finds a ready market.

The Cherrybrook property also hosts two vineyard blocks with about three hectares (or eight acres) of Shiraz and one hectare (or 2.5 acres) of Cabernet Sauvignon vines.

The balance of the pastured areas is ideal to agist or run sheep.

These property enterprises are underwritten by substantial physical assets.

There is the older style red brick homestead which has been extended under their ownership more recently by a large rear building extension.

With three bedrooms it has a large, modern, and comfortable open plan living, dining and kitchen area at the rear.

There is adequate rainwater storage of thirty thousand litres for domestic needs.

For a new owning family there is a school bus pickup nearby for all the education levels and choices on offer in Wangaratta.

Then there is substantial farming infrastructure.

First is the large clear span cherry packing shed measuring fifteen by twenty four metres (or fifty feet by eighty feet) with a concrete floor and services.

With sliding door access, it includes two internal refrigerated fruit coolrooms measuring nine metres by eighteen metres (or thirty by sixty feet) and it includes a comfortable farm office of six metres by nine metres (or twenty by thirty feet).

On its roof is a sixty panel, 15kW solar panel array making this production centre and the whole property quite efficient to operate with power fed back to the grid.

Behind the home is a three bay modern Colorbond steel garage each bay having a

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roller access door.

There is an old timber cottage with services, plus a workshop, machinery storage shed and approved farm chemical store.

The property sits in an attractive valley environment and is adjoined on its longest boundary by the Warby Ranges National Park.

The vendors say that living here amidst a strong local community where each landholder works in unison with their neighbours has been a delight.

- Land Area 42.491992 hectares
- Bedrooms: 3
- Bathrooms: 1

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HOMESTEAD

Bedrooms	3
Bathrooms	1

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Total approximate House area 1525sqm.
This plan is a sketch for illustration only.
All measurements are internal and approximate.
Produced by open2view.com for Elders Real Estate Wangaratta.

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