



1036 Taggerty - Thornton Road, THORNTON, VIC 3712

A Truly Outstanding Rural Asset...

290.16 hectares, 716.98 acres

717 acres approx of some of the finest grazing country in Victoria.

Nested in the picturesque Rubicon Valley with the Blue Range as a feature backdrop.

The land consists of all usable & accessible soft country. Beautifully treed with mature eucalypts for stock shelter.

Water is a feature with frontage to the Rubicon river, 4 dams, reticulated water troughs to all paddocks & a consistent rainfall average of 846mm.

Quality infrastructure includes an 18m x 30m colourbond hanger with 2 storage containers converted to powered workshops.

14m x 22m 5 bay colourbond shed, mezzanine floor, comfortable workers station with lunch room, toilet, split system air conditioning.

2 sets of steel cattle yards.

As new fencing, electrified boundary & internal fences.

TYPE: For Sale

INTERNET ID: 300P131006

SALE DETAILS

\$11,000,000

CONTACT DETAILS

Alexandra
Shop 1, 6 Webster Street
Alexandra, VIC
03 5772 1052

John Tossol
0419 558 032

Central laneway system.

cattle grids.

All weather formed tracks through the property.

2 colourbond machinery storage sheds.

Subdivided into 26 paddocks.

Consistent fertilizer history.

Currently carrying 268 cows & calves & 80 steers.

12kms from Alexandra, 2kms from Thornton, under 2 hours from Melbourne.

Sealed road frontage.

Quality 4 bedroom brick veneer home in excellent condition. Elevated position, north facing. Open plan living space incorporating kitchen, dining & family room. Separate living room. 2 bathrooms. double garage. Colourbond shed, powered, concrete flooring, carport area for 2 vehicles.

Inspection by appointment.

- Land Area 290.159605 hectares









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Estimated areas

GLA FLOOR 1: 198 m², excluded 2 m²

Total GLA 198 m², total scanned area 200 m²

EVERY CARE HAS BEEN TAKEN TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BUT NO WARRANTY IS GIVEN AND PERSPECTIVE BUYERS ARE ADVISED TO MAKE THEIR OWN INVESTIGATIONS. ALL AREAS, SIZES AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY.

