



## 50 Mt Margaret Road, BUXTON, VIC 3711

'Cloverdale' - A Buxton / Maryville District Gem.....

**66.77 hectares, 165.00 acres**

'CLOVERDALE' - 165 Acres (66.6ha)

A rare opportunity to secure a remarkable holding in one of the region's most picturesque locations. 'Cloverdale' spans 165 acres of highly versatile country, ranging from fertile Steavenson River alluvial flats to gently undulating grazing land-perfectly suited to livestock or further agricultural development.

The property features a charming, well-maintained one-bedroom cottage offering a warm living space and expansive verandahs that take in the rural surrounds. Infrastructure is exceptional, including a substantial 20m x 20m Colourbond shed with power and concrete flooring, complemented by quality steel cattle yards.

Water reliability is a standout, with two dams, a permanent watercourse, and an average annual rainfall of approximately 846mm.

Set in a superb position with breathtaking views of the Blue Range, this property is

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**TYPE:** For Sale

**INTERNET ID:** 300P138528

**SALE DETAILS**

**\$1,800,000 -  
\$1,980,000**

**CONTACT DETAILS**

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

**John Tossol**  
0419 558 032

offered for the first time in generations. Located just 5 minutes from Marysville and less than 90 minutes from Melbourne, "Cloverdale" presents an outstanding lifestyle or agricultural opportunity in a tightly held area.

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- Land Area 66.773131 hectares
- Bedrooms: 1
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>1</b>
<b>Bathrooms</b>	<b>1</b>









# 50 Mt Margaret Rd, Buxton



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