



3996 Casterton-Apsley Road, DERGHOLM, VIC 3312

A Gem Among the Gums at Dergholm

2.86 hectares, 7.07 acres

* PLEASE NOTE - OPEN INSPECTION AT 11.30AM-12.30PM (VIC TIME) THIS SUNDAY, SEPTEMBER 14TH *

Situated in the tightly held Dergholm area, rural living properties like this offering space, privacy, and plenty of potential rarely become available.

Set on 2.86ha (7.07 acres) among bluegums and established trees, the solid stone home features 4 bedrooms and is just a few kilometres from the charming township of Dergholm, home to the famous "Pub in the Scrub."

The house itself is a something of a blank canvas, ready to be transformed into a welcoming family haven. Inside, you'll find a large kitchen/dining area with gas cooktop, dishwasher and breakfast bar, and a generous walk-in pantry.

TYPE: For Sale

INTERNET ID: 300P184809

SALE DETAILS

\$520,000-\$540,000

CONTACT DETAILS

Naracoorte

Shop 5/26 Robertson Street
Naracoorte, SA
08 8762 7900
RLA: 62833

Lee Curnow

0427 620 864

A huge living room has plenty of natural light, polished floorboards and excellent heating and cooling including a slow combustion heater, air conditioner and two ceiling fans.

The bedrooms, some with carpet and some with floating floor, are all a good size and designed to allow the installation of built-ins. A two-way bathroom has shower, bath, vanity and toilet.

Practical features of the property include a carport attached to the house, rainwater plumbed throughout, a bore (currently not in use), and accessible dam water for outside use.

Shedding is a standout, with a 4-bay shed (concrete floor and power), a shearing shed or mancave, plus additional sundry shedding - all located handy to the home.

Run a few sheep or horses, or just enjoy access to bushwalks and all the flora and fauna that go with them - all right at your doorstep.

A true rural lifestyle package, this property is an ideal opportunity for a young family looking to get a foot in the farming door, or those seeking space, privacy, and a taste of country living. In-person inspections are a must and can be booked with Lee on 0427 620 864.

Council: West Wimmera Shire

CT: 10585/491

Land Size: 2.86ha (7.07 acres) approx

Zoning: Farming

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

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.

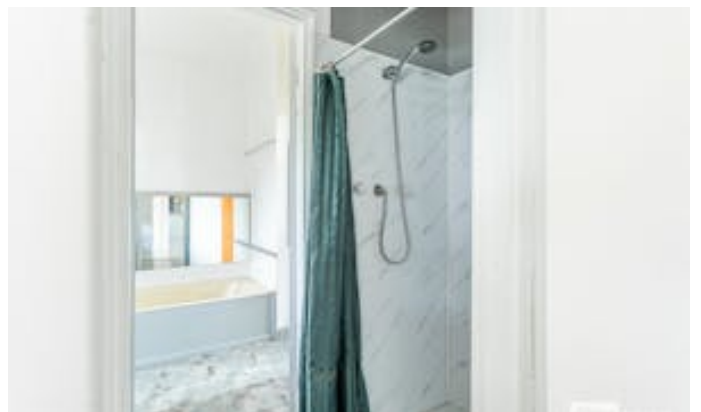
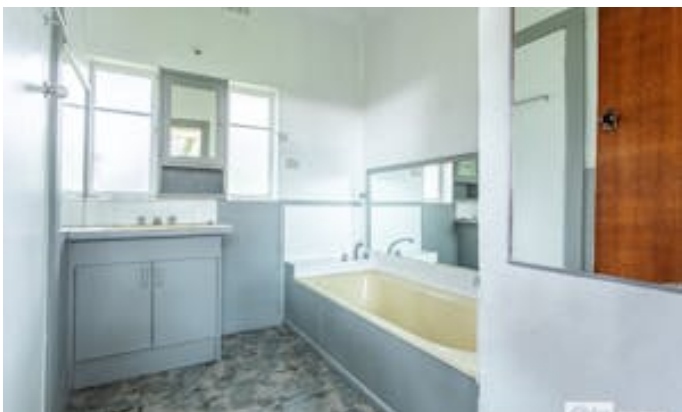
- Land Area 2.86 hectares
- Bedrooms: 4
- Bathrooms: 1



HOMESTEAD

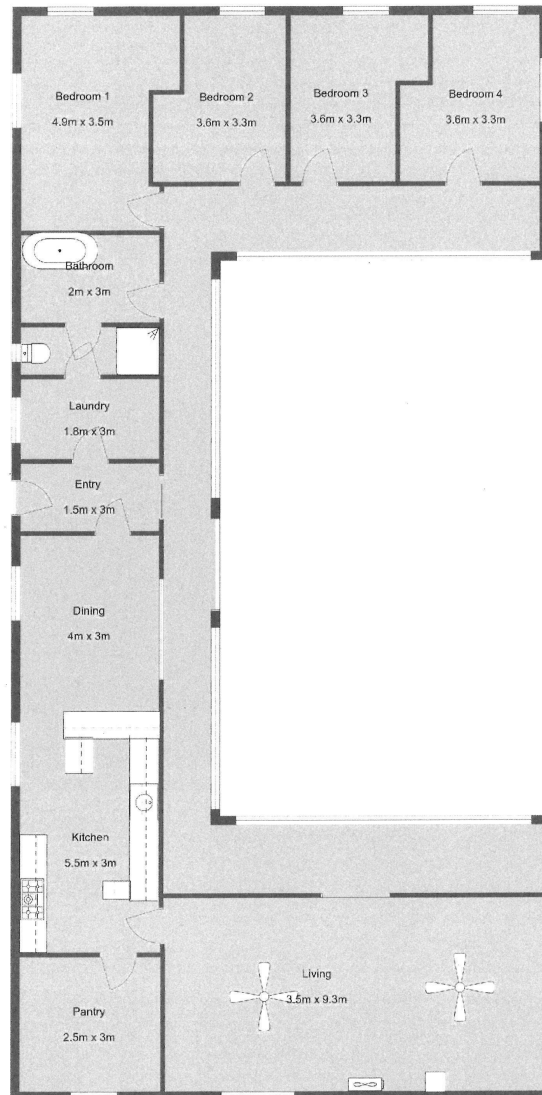
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THIS FLOOR PLAN IS FOR ILLUSTRATION PURPOSES ONLY