



710 Old Euroa Road, Riggs Creek via , EUROA, VIC 3666

Versatile Acreage with Planning Permit to Build

23.82 hectares, 58.86 acres

With excellent infrastructure already in place, strong water security, and a dwelling permit approved, this outstanding property is ready to become a productive small farm or a rural lifestyle retreat. Whether your plans are to graze livestock, keep horses, establish a cropping enterprise, or simply build your dream home in the country, this property delivers versatility and opportunity.

Positioned just 10 minutes from Euroa and 30 minutes from Shepparton, this 23.82-hectare (58.8-acre) holding offers the perfect blend of productivity and lifestyle potential, all within easy reach of town conveniences.

Key Features:

- Quality Pastures & Infrastructure â## Well-improved pastures with outstanding fencing, ideally suited to running sheep, cattle, horses, or even a potential cropping pursuit.
- Large Shed â## A 14m x 10m approx. shed with a concrete floor and power

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.

TYPE: For Sale

INTERNET ID: 300P184813

SALE DETAILS

\$600,000 to \$660,000

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Brendan Allen
0499 229 007

connected provides secure storage for equipment, hay, or workshop use.

- Modern Steel Cattle Yards â## Functional set-up with crush, designed for efficient handling and safety.
- Reliable Water Supply â## A large catchment dam, coupled with well-designed drainage across the paddocks, secures year-round water reliability.
- Planning Approval â## An approved permit is in place for a dwelling on the north-east corner, with mains power already connected-giving you a head start on building your ideal rural home.
- Accessibility â## Frontage to three roads (Riggs Creek Road, Stringer Road, and Old Euroa Road) enhances access and future versatility.
- Scenic Setting â## Lightly dotted with native and non-native trees, providing both shade for stock and character to the landscape.

Location Benefits:

- 10 minutes to Euroa township (schools, shops, train station)
- 30 minutes to Shepparton
- Just over 2 hours to Melbourne via Hume Freeway

The Perfect Blank Canvas

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- Land Area 23.82 hectares



