



6 Scott Road, ENSAY, VIC 3895

"Merrildale" First time offered in over 100 years

129.50 hectares, 319.99 acres

Welcome to "Merrildale" â## 6 Scott Road, Reedy Flat

Set in the picturesque hills of Reedy Flat, Merrildale spans approximately 320 acres of productive hill country, offering the perfect balance of lifestyle, productivity, and privacy.

A reliable mixture of permanent creek and dams provides a strong and consistent water supply to the property, which is ideally suited to a range of enterprises - from fine wool sheep to breeding or fattening cattle.

Infrastructure is functional, well-planned, and well-maintained, featuring cattle yards with crush, sheep yards, a two-stand shearing shed, hay shed, and a concrete lock-up shed with office. Fencing is in excellent condition, with 6 paddocks, ensuring efficient stock management and secure boundaries.

The charming three-bedroom home features timber floors, spacious living and family

TYPE: For Sale

INTERNET ID: 300P188032

SALE DETAILS

**E.O.I closing 4pm 17th
December 2025**

CONTACT DETAILS

Colin Lane
0427 428 708

rooms, generous bedrooms, high ceilings and is set amidst a beautifully maintained garden. A 15kW solar system provides efficient and sustainable power for modern rural living.

"Merrildale" presents an exceptional opportunity to secure a versatile and well-improved grazing property in a tightly held, productive region - ideal for those seeking an authentic country lifestyle.

Located just 1 hour and 10 minutes from Bairnsdale and 30 minutes from Omeo, this outstanding holding combines accessibility with tranquility.

Agent's Comments:

Opportunities to bolt on to existing country or to start out with everything in place seldom come along - this one ticks both boxes.

For more information, contact Colin Lane Elders Rural Bairnsdale.

- Land Area 129.499405 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1









6 Scott Road
Reedy Flat, VIC

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.