



## 259 Geodetic Road, MIEPOLL, VIC 3666

113 Acres with Large-Scale Accommodation and Income Potential

**45.73 hectares, 113.00 acres**

Lifestyle Farm, B&B or Farm-Stay Potential - 113 Acres Between Shepparton & Euroa

Offering scale, flexible accommodation and a central location, this 113-acre (approx. 47ha) holding suits a wide range of buyers - from seasonal worker accommodation and large families to those seeking a productive farming base or a ready-to-convert bed and breakfast.

The substantial eight-bedroom home provides genuine dual-living capability with two kitchens, two living areas and two bathrooms, making it ideal for multi-generational living, staff housing, or establishing a farm-stay business. Two oversized upstairs bedrooms both include walk-in robes and overlook the acreage.

The land is divided into two practical paddocks, suitable for cropping, grazing or mixed farming. Approximately 20km to both Shepparton and Euroa, the property offers a convenient rural base with strong regional access.

**TYPE:** For Sale

**INTERNET ID:** 300P189585

**SALE DETAILS**

**\$750,000 to \$800,000**

**CONTACT DETAILS**

**Euroa**  
27 Binney Street  
EUROA, VIC  
03 5795 2294

**Christine Ford**  
0419 561 386

Additional features include an undercover entertaining area, extensive shedding, double carport and wide-ranging farming opportunities across the 113 acres.

A versatile rural holding with significant accommodation capacity and excellent scope for lifestyle farming or income-producing ventures.

- Land Area 45.729478 hectares
- Bedrooms: 8
- Bathrooms: 2



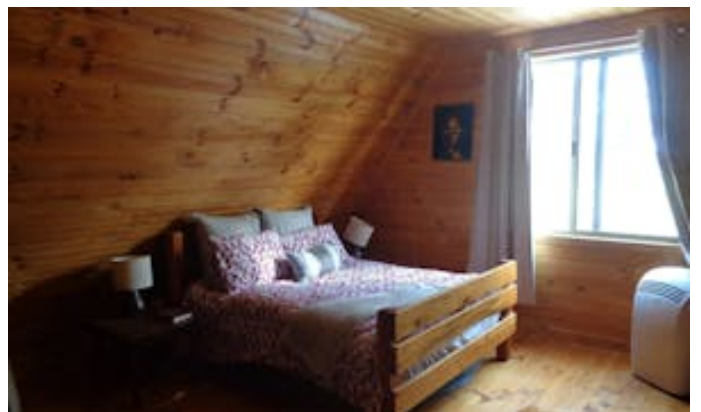
**HOMESTEAD**

|                  |   |
|------------------|---|
| <b>Bedrooms</b>  | 8 |
| <b>Bathrooms</b> | 2 |













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.