



610 Ulupna Bridge Road, ULUPNA, VIC 3641

Murray River Livestock & Cropping Country

Elders Rural Services Australia Limited is delighted to present for sale 'Ulupna Island Station', a renowned riverfront holding situated at Ulupna in Northern Victoria.

Featuring a range of soil types including undulating sandy loams through to highly productive creek flats, with excellent fencing, piped stock water system, internal roadways, and working improvements.

The property caters for livestock breeding and fattening, dryland and irrigated cropping programs, Lucerne and fodder production, with areas of the holding also suited to horticultural pursuits.

Conveniently located just a short drive to Strathmerton and Cobram, and a comfortable 3-hour drive from Melbourne, 'Ulupna Island Station' offers the perfect balance of privacy, productivity, lifestyle and leisure.

The holding features grand entrances with solar powered automatic gates, treelined limestone driveway, extensive post and rail fencing, quality homestead and support

TYPE: For Sale

INTERNET ID: 300P190219

SALE DETAILS

Expression of Interest

CONTACT DETAILS

Elders Deniliquin
351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne
0409 355 733

infrastructure. With its river and creek frontages, it encompasses a lifestyle appeal that's rarely available in today's market, an ideal property to call home.

Key Investment Features:

- A well-presented mixed farm with extensive Murray River and Ulupna Creek frontage
- Renovated 3-bedroom rendered brick homestead featuring open plan living and dining area, quality kitchen with butler's pantry, adjoining 36x18m* entertainment area suitable for major functions such as weddings, milestone birthdays and the like, and set amongst expansive lawns and low maintenance gardens
- Additional accommodation includes a 4-bedroom brick veneer managers residence requiring renovation
- Exceptional shedding including a 42x11m* high clearance hay shed, 28x14m* all steel workshop with concrete floor, power, lighting, and cool room
- Secure water supply via the Ulupna Creek and Murray River (Irrigation and Stock & Domestic), a stock and domestic bore (electric), 3x 275,284 litre* Kingspan/Rhino bulk water tanks including a quick fill station for spray rigs and firefighting units
- Excellent internal roadways in addition to an airstrip and helipad for aviation enthusiasts
- 91 hectares* / 225 acres* developed irrigation (42 hectares* fixed sprinkler & 49 hectares flood irrigation) with secure water access via the Murray River and the Ulupna Creek
- Significant amount of renewed internal fencing in addition to 4.2km* post and rail boundary fencing
- A blue-ribbon commercial asset with lifestyle appeal, and located just 22km northwest of Cobram, 63km north of Shepparton, and 255km north of Melbourne

For further information or to arrange a property inspection, please contact Matt Horne 0409 355 733, Nick Myer on 0427 610 278, or the Elders Deniliquin office on 0358 810 600.

Expressions of Interest:

Closing Date: Thursday 26th February, 12:00pm (AEDT)

- Bedrooms: 7

HOMESTEAD

Bedrooms	7
Bathrooms	0







