



Corner Wimmera Hwy & Ryan Street, NEWBRIDGE, VIC 3551

Productive Farm Land – 3 Adjoining Titles, Lots 14, 15 & 15A Corner Wimmera Hwy and Ryan Street, Newbridge

12.75 hectares, 31.50 acres

Lot 14 10 acres,

Lot 15 10 acres

Lot 15A 11.5 acres

\$175,000 Each

Three approx. 10 acre lots are now available for sale, either individually or together, on the edge of the popular "river" township of Newbridge. An ideal situation for families or friends seeking recreation lots with different titles for separate ownerships. Each lot will be fully fenced by the vendors, clearing the way for the new owners to run livestock or pursue agricultural or horticultural pursuits.

TYPE: For Sale

INTERNET ID: 84P3035

SALE DETAILS

\$175,000 Each

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill
0427 431 744

A stock and domestic water right can be obtained from the South West Loddon

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.

pipeline, which runs past each property. A mains power line runs along the Wimmera Highway frontage.

Currently zoned Farming, a planning permit would be required from the Loddon Shire for a dwelling permit, which is not guaranteed.

These properties offer a genuine country escape with the practical benefits of a wide open rural landscape with room to breathe, and within easy walking distance to the local pub, general store and the Loddon River.

The location balances seclusion with convenience, positioned around 13 minutes to Bridgewater, and 30 minutes to both Maryborough and Bendigo.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 31.5000 acres

