



## 73 Dairy Paddock Lane, Cobram East

### 160 Acres - Water Views - River Access - Bush Setting

Rare water front land situated between Cobram and Yarrawonga beside the Mighty Murray River. 160 acres currently under orchard (including cherries). It has several excellent home sites with water frontage. (STCA) Fronts state forest with a small beach and boat access to the Murray River. Create your dream here! Irrigation water on the property with 320 megalitres from spear point and 158 megalitre delivery share from the creek with pump. Irrigation pipes throughout the property. Possible subdivision potential (STCA). Excellent soils. Keep the orchard for some income or lifestyle block, hobby farm. Choices galore. A rare opportunity to purchase a waterfront property.

These details have been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

📏 64.90ha

**Price** SOLD for  
\$1,180,000

**Property Type** Residential

**Property ID** 3013

**Land Area** 64.90 ha

#### Agent Details

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