

Sold



453 Chapel Road, Cobram East

ANDREW JENKINS
REAL ESTATE

Rare - Unique - Fine Country Living

Take advantage of this rare opportunity to own a property that is currently operating as a fodder farm/ lifestyle block in one of the best positions in the area. This 85 acre Cobram East property oozes charm & comfort for that country living lifestyle. It is sure to impress.

Boasting a lovely rural outlook, this brick veneer home features vast improvements with recent renovations. The four bedroom plus study home features a contemporary classic style kitchen including a brand new induction cooktop and 900mm electric oven and a brand new Meile dishwasher, a large butler's pantry, open living and dining area; four good sized bedrooms all with built in wardrobes & main with walk-in-robe and ensuite.

This light filled home has two stylish outdoor areas with large bullnose verandas. Beautiful neutral colour pallet throughout with spotted gum floating timber flooring. Offering for comfort and convenience, this home is sure to keep you warm during the colder months with the American Lopi wood heater with electric start for convenience on those cool nights and there is three split systems that will keep you warm or cool all year round. There is ceiling fans throughout.

This beautiful property is set up to cater to your four-legged friends if you like. The 85 acres is divided into numerous tree lined paddocks with padman stops to flood irrigate the pastures. All the paddocks can be accessed from the well maintained laneways. There is stock yards, horse stables and tack room, machinery sheds and workshop with concrete floor.

The property offers stock and domestic bore; water tanks; padman stops; recently new fencing including electric; plenty of shedding; 12 meg recycle dam; an artist studio or storage shed and gravelled driveway.

The property comprises of permanent pastures- Lucerne, permanent rye grass and sown to oats & rye & shaftel yearly with great results for making hay. 90% of the farm can be flood irrigated directly off the main

4 2 8 85.00 ac

Price SOLD for \$695,000
Property Type Residential
Property ID 3293
Land Area 85.00 ac

Agent Details

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channel. Currently running 40 cows & calves

All only 8 minutes from the heart of Cobram on a sealed road, with school bus available.

Be quick as these properties don't last long! Arrange an inspection today!

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.

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