







Exceptional Mixed Farming Property in Strathmerton with Potential Farm Income

2 2 2 19.40ha

Price	$895,000
Property Type	Residential
Property ID	5442
Land Area	19.40 ha

Offering a well-established rural property with quality infrastructure, fertile soils and a peaceful natural setting, 46 Mywee Road, Strathmerton presents an excellent opportunity for equine pursuits, livestock grazing or a range of mixed farming activities.

Set on approximately 19.4 hectares (47.9 acres), the property features 18 double-fenced, tree-lined paddocks, all 100% laser graded, providing a well-planned layout for livestock management and equine use. The fertile land offers versatility for grazing and crop production, supported by a combination of Stock &Domestic bore water and Goulburn-Murray Water (GMW) supplies.

The modern villa provides comfortable accommodation, featuring two generously sized bedrooms, two bathrooms and a light-filled open-plan living area incorporating a well-appointed kitchen. Double-glazed windows throughout add to the home's comfort, making it an ideal base for those wanting to enjoy the benefits of rural living.

Beyond its farming credentials, the property offers a wonderful natural setting, with established tree-lined paddocks, abundant birdlife and native wildlife, including resident koalas. It's an appealing combination of productive land and a peaceful rural lifestyle, all within easy reach of the mighty Murray River.

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Located on the outskirts of Strathmerton, the property enjoys convenient access to the services and amenities of nearby Cobram, along with local transport links and established agricultural networks. The region's strong farming heritage and productive landscape make it a practical choice for those looking to expand existing operations or establish a rural property of their own.

Whether you're seeking an equine property, a productive mixed farming opportunity or a rural retreat with comfortable accommodation and a beautiful natural environment, 46 Mywee Road offers an appealing combination of land, infrastructure and lifestyle.

A quality rural property in a sought-after district, with plenty of scope to make it your own with the added benefits of some rural income.

Contact us today for further information or to arrange a private inspection.

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