



85 Duggans Road, Trafalgar



PREMIUM GRAZING PROPERTY ON EDGE OF TRAFALGAR TOWNSHIP

"LADDY" 20.82h (Approx 52 acres)

Take note as properties like this are tightly held and don't come along often!

This prime grazing property on the Trafalgar flats is about as good as it gets. Located merely minutes from the Trafalgar township with picturesque rural surroundings, a beautiful home and productive fertile land. This is an ideal property for those wanting a large rural landholding whilst still wanting convenient access to the Princes Hwy and township amenities.

Entrance gates and an attractive tree-lined driveway leads to the very comfortable two storey home. The Master suite is situated upstairs and features its own WIR, ensuite with walk in shower, toilet and dual vanities. The perfect parent's retreat as it has its own lounge/sitting area with split system & access to the balcony to relax and take in the view.

Downstairs there's a large double garage UMR with remote roller door and internal access to the home. A modern central kitchen with gas and electric cooking, Smeg dishwasher, breakfast bar & ample cupboard storage. An adjoining dining area complete with open fire place for ambiance and a comfortable lounge with slow combustion heater plus split system heating/cooling. Real hardwood flooring on the ground level is easy on the eye and flows through to the 2nd & 3rd bedrooms which both include BIR's.

A neat bathroom adjacent to bedrooms is convenient and you'll find a large

3
 3
 6
 20.82 ha

Price	SOLD
Property Type	Residential
Property ID	1847
Land Area	20.82 ha

Agent Details

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laundry which includes a shower and toilet.

Town water is at the property and a bore feeds the stock troughs in the paddocks with availability to choose town water. A 12m x 12m colour bond shed with power & concrete floor being perfect for storing your toys and for tinkering and the original disused dairy could be extra storage or put to a multitude of uses. Approx. 33,000L of tank water is in place to service the gardens being fruit trees, vegie gardens and a hot house.

Currently there is 50 acres under grazing lease returning \$10,000pa under a private agreement which could be continued or ceased depending on your needs.

Clean pastures with a heavy carrying capacity and a thriving town very close by that offers all facilities, schooling options, freeway access and train service.

Jump on this one today & avoid disappointment by calling Strzelecki Realty on

(03) 5633 2858.

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