



74 Moondarra Rd, Moondarra



## Impressive In Every Way - Moondarra Farm

### The Land

Properties like this are hard to find both in size and presentation.

The **18.23ha (45acres)** of rich red soil is divided into 5 individual paddocks with interlocking laneways to all paddocks and stock yards, water troughs to all 5 paddocks.

Good fertilising history. 3 of the 5 paddocks cut 120 round bales of silage and 140 round bales of hay for the current season.

Annual average **rainfall is approx 40 inches (1000mm)**.

The stock yard is a Norton 120-150 head 435m<sup>2</sup> portable yard, heavy duty vet crush with weigh bars and adjustable loading ramp.

There are also **2 dams** for additional water supply.

### The Sheds

Main shed **24m x 24m x 4.6m high** complete with massive standing area for all types of machinery plus full size bathroom, laundry, Mezzanines & wood heater.

Connected to the main shed is another **30m x 9.1m** shed.

Plus a **24m x 9.1** hay shed, **3m x 5m** oil shed, **20 foot** container, as well as a smaller **3m x 4m shed**. You have it, it can be stored from the smallest item to the largest of machinery.

 4  2  14  18.23ha

<b>Price</b>	\$2,250,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2238
<b>Land Area</b>	18.23 ha

### Agent Details

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### Office Details

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Strzelecki Realty

## The Extras

10 water tanks with a total of **295,000 Litres** (that's a lot of water)

40 solar panels with 2 Tesla batteries 16.6kw, Fronius inverters by 2, enables this property to be run off grid.

A demountable building **13m x 4m** complete with power, air-conditioning, and Foxtel connected.

Excellent fencing, great wind/shelter/shade breaks for stock.

## The Home

Near new Hebel- brick fire resistant home with 4 Bedrooms, study, 2 living areas, 1 wood heater, 2 bathrooms, 2 x Split Systems, plus 7 ceiling fans throughout, dishwasher and stove (never used), Built in robes.

An added bonus for all year round comfort is the wrap around verandah with Ezip blinds installed to keep the weather off the home.

## The Summary

Most lifestyle properties won't come close to comparing to the infrastructure, presentation & cleanliness that is on offer at 74 Moondarra Rd - Moondarra. Serious buyers only need apply.

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