

Sold



85 Duggans Road, Trafalgar

Trafalgar



SOLD

A rare opportunity, not often does a property like this come up. This affordable 52 acreage parcel is situated a mere minutes from Trafalgar township, possessing the following attributes: \* 52 acres of pasture, fully fenced and currently divided into 3 paddocks \* Heavy carrying capacity \* Established hard packed driveway and standing area.\* Established tree lined driveway featuring London Plane trees \*Town water plus two bores \* Town water connected to stock troughs in paddocks – with availability to connect to bore water \* 12m x 12m colourbond garage with power & concrete floor. \* Four bay machinery shed. \* original disused dairy. \* 50 acres under grazing lease returning \$10,000pa.

\* Main homestead area, fully fenced approx. 2 acres, with a fully renovated two bedroom home. Beautifully restored featuring free flowing living areas, front and rear porches, polished hardwood flooring. Modern central kitchen with gas and electric cooking, dishwasher, breakfast bar, chefs block and huge pantry. Separate dining area, lounge with wood heater plus split system air conditioning. Sparkling modern bathroom. Large laundry including shower. Plenty of scope to extend should the need arise. A beautiful relaxed country home.

This is the perfect rural lifestyle opportunity! Price guide \$590,000 - \$630,000.

For further information or to arrange a private inspection please call Trafalgar Real Estate on 0477 012 710

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**Price** SOLD for \$610,000

**Property Type** Residential

**Property ID** 612

#### Agent Details

Aaron Megaw - 03 5127 1333

#### Office Details

Strzelecki Realty

03 5127 1333



Strzelecki Realty

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