



1288 Murchison-Violet Town Road, Arcadia South



## Tranquil farmland & modern living

Set on approximately 35.79 hectares (88 acres approx.) of picturesque farmland, this property offers the perfect combination of rural tranquility and modern comforts. It's ideal for those seeking space, serenity, and a taste of rural life. The newly delivered 3-bedroom transportable home will provide modern living features once set up is complete, while the land offers excellent farming potential and natural beauty.

### Property Highlights:

- Approx. 35.79 hectares (88 acres approx.) of prime farmland
- Brand new 3-bedroom transportable home with modern finishes, will provide -
  - Split system heating & cooling
  - Gas cooktop
  - Double-glazed, insulated for year-round comfort
- Currently powered by a generator, and gas bottle for cooking
- 3 large dams, providing water for farming or livestock (seasonal)
- Shedding, cattle crush, and cattle yards for agricultural use
- Fully fenced paddocks, ideal for livestock or cropping
- Oaten hay previously cut on the land
- Castle Creek crosses into the property, offering stunning natural scenery
- Convenient location with easy access to Shepparton, Nagambie, and Murchison
- 2x water tanks

3 1 35.79 ha

Price	\$550,000
Property Type	Residential
Property ID	1485
Land Area	35.79 ha

### Agent Details

Jackie Shipton - 0448 354 748

### Office Details

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- Beautiful views and a peaceful setting with plenty of potential for farming, livestock, or lifestyle pursuits

This rare property offers both lifestyle and business opportunities in a stunning rural setting. Contact me today to schedule a private inspection!

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