

Sold



8589 Murray Valley Highway, Tallangatta East



## FANTASTIC GRAZING BLOCK WITH SECURE RAINFALL

- Located in the highly regarded secure rainfall district of Tallangatta, only 7.8km East of the town and 49km South East of Wodonga. A well balanced property ideally suited to grazing pursuits, currently running both sheep and cattle operations.
- Improvements: 4 bedroom brick veneer home with reverse cycle air conditioning and wood heating, double carport & wood shed. Working improvements: 2 stand woolshed & sheeyards, cattle yards with undercover working area, old dairy, hayshed, machinery shed/workshop, large machinery shed/hayshed & silo.
- Sound grazing country consisting of basin and hill country, well supported by current infrastructure to continue running a sheep & cattle enterprise. Stock water provided by dams along with water drawn from the Tallangatta Creek for stock & domestic purposes. A unique opportunity to secure a property of this scale so close to Albury/Wodonga.
- Towong Shire Rates approximately \$6,200 per annum.

🛏 4 🗺 1 🚗 2 📄 1,046.04 ac

Price	SOLD
Property Type	Residential
Property ID	1456
Category	Rural
Land Area	1,046.04 ac

### Agent Details

Michael Scollard - 0408 578 059

### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

## EXPRESSIONS OF INTEREST CLOSED

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