

18310 CLARENCE WAY **URBENVILLE**



FOR SALE

SELF-SUSTAINING FARMING OPPORTUNITY

Looking for a self-sustaining farming opportunity just a 5-minute drive to the picturesque town of Urbenville. This stunning property offers a tranquil and idyllic lifestyle that will have you falling in love with country living.

Nestled on approximately 100 acres of land, this diverse property boasts an undulating landscape with a mixture of open pastures to native forests that have been managed with Regenerative Agriculture practices to enhance productivity and profitability. That is perfect for those seeking a peaceful escape from the hustle and bustle of city life.

A fully equipped 20ft accommodation container is already in place, including a Kubota diesel generator, air conditioning and a potable water tank. The property has a town water supply with a meter that's already installed on the property. Live comfortably while you build your dream home. A house pad has already been prepared on the high side of the property, offering unparalleled views, absolute peace, and a sense of freedom. Power lines also cross the property waiting for connection.

With frontage to Tooloom Creek, 3 dams, one a massive stormwater-fed dam, deeply designed to minimize evaporation, has never run dry-even in the peak of drought. Stocked with silver perch and yabbies, adding biodiversity and another layer of sustainability while challenging your fishing abilities.

Brand-new, high-quality dog fencing secures the entire property, with additional interior fencing for easy stock management. The sheep flock and two guardian donkeys-gentle yet fiercely protective-will remain with the property, ensuring immediate operation.

This property offers a prime location for those seeking a rural lifestyle without compromising on convenience. Urbenville boasts a close-knit community and all the necessary amenities, making it the perfect place to raise a family. If you're a nature lover, you'll be spoiled for choice with the abundance of outdoor activities at your doorstep. From hiking and horseback riding to fishing and birdwatching, there's something for everyone to enjoy in this breathtaking location.

Whether you're looking for a self-sustaining farming opportunity, a peaceful retreat, or an investment in something truly rare, this farm is ready for your next chapter.

For further information or to arrange an inspection call David on 0428 322 517. Lifetime local to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering.

0 BED | 0 BATH | 0 CAR

PRICE:
\$720,000

OPEN FOR INSPECTION:
N/A



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