



## 1072 Merrigum Road, Ardmona

### Ardmona District Irrigation Property - 130 hectares (322 Acres) - Charming early 1900s Homestead

Rarely does an established irrigated property of 322 Acres featuring a charming 1900's period homestead, located on the boundary of the regionally diverse horticultural district of Ardmona, come to market for genuine sale.

Fronting three local roads Merrigum, Starritt and Fenaughty Roads, Ardmona this property is mainly Lemnos loam and is well subdivided with stock troughs in most paddocks. S&D water supply via solar pump. + 2.99 Delivery Shares.

Held in the one family for over 35 years, the hero of this property is the 1900's period homestead located in the centre of the property accessed by a private bitumen driveway. Extensively renovated in the late 1990's featuring period fixtures, surrounded by lush lawns and established gardens including a Guseli in-ground pool, 2x garages (for 2 and 5 vehicles) and outbuildings comprising 2 machinery sheds, hay shed and cattle yards.

Located within the Greater Shepparton region, this property leads itself to all

3 1 7

**Price** SOLD for \$1,100,000  
**Property Type** residential  
**Property ID** 2197  
**Land Area** 130.00 ha

#### Auction

Friday 22 February, 1:00 PM

#### Agent Details

Glenn Young - 0438 579 993

TALK TO A  
**LOCAL**

SHEPPARTON CALL: 03 5820 8777  
 MOOROOPNA CALL: 03 5825 4833

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