

534 Cobram South Rd, Cobram, VIC 3644

\$1,185,000 - \$1,265,000

House 4 2 3



The Complete Equestrian Lifestyle – Just Five Minutes from C

Enjoy the space, privacy and freedom of country living without sacrificing the convenience of town.

Located approximately five minutes from Cobram, this exceptionally well-presented 10-acre lifestyle property offers a rare combination of established equestrian facilities, excellent water infrastructure, beautifully maintained surrounds and a comfortable family home-all within minutes of shops, schools, services and everything Cobram has to offer.

At the heart of the property is an impressive approximately 29-square, three-bedroom brick veneer residence, complemented by a separate bungalow/bedroom. Established gardens and mature trees surround the home, providing privacy, shade and an inviting country atmosphere.

For horse owners, the hard work has already been done. This is a genuinely walk-in-ready horse property. With 9 paddocks, horse-safe fencing, automatic water, professionally built 60x20 arena, tie-up areas and tack storage already established. From the day you arrive, the property is ready for horses-without the immediate expense and work of installing fencing, water points, an arena or essential equestrian infrastructure.

Water availability is another major asset of the property. The main bore services the property, including the automatic paddock troughs, while a second bore provides valuable backup water security. Adding further appeal is access to channel water, allowing approximately half of the property to be irrigated and helping maintain productive, green pasture through the warmer months.

The property's rural infrastructure is equally impressive, including a large near-new lock-up machinery/storage shed, a separate lock-up single-car garage and an additional undercover dual-purpose horse yard provides further flexibility, with extra storage positioned behind.

What truly sets this property apart is its location. Prominently positioned on Cobram South Road with excellent sealed-road access, the property provides the best of both worlds: a peaceful rural setting surrounded by established trees and gardens, while remaining remarkably close to town.

Move in. Unload. Start enjoying it.

Open for Inspection

By Appointment.

Listed By

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