



1735 Bengworden Rd, Bengworden

VAN REYK



## Hobby Farm 60 Acres Near Bairnsdale Substantial Off Grid Solar Power System

Situated just 15 minutes from Bairnsdale this 60 acre hobby farm is extremely well set up to be self-sufficient. It boasts a 7 year old home set amongst established gardens and trees with no near neighbours. Your energy and other service costs are almost non-existent with off grid solar, tank water and septic system. Grow your own vegies, run some cows or sheep and have some chooks as well. There is substantial shedding, well fenced paddocks and easy bitumen road access to stock yards. If you like water sports and fishing, boat ramps are just a 15 minute drive to either Hollands Landing or Wattle Point with Newlands Arm and Paynesville also in easy driving distance. The attributes of this property are numerous and include:

### FARM

- 60 acres divided into 4 main grazing paddocks and tree belt
- New boundary mesh and barbed wire fencing suitable for sheep or cattle
- Some solar powered electric fencing
- Two dams and windmill bore to water troughs
- 91,000lt rainwater tanks
- Stock yards, crush and loading ramp
- 18m x 7.5m machinery shed with 2 lockable and 3 open bays
- 8.3m x 5.6m steel farm shelter for tractors etc. and shipping container for storage

3 2 9 60.50 ac

Price	\$1,095,000
Property Type	Residential
Property ID	57
Land Area	60.50 ac
Floor Area	232 m2

### Agent Details

Dennis van Reyk - 0409 524 780

### Office Details

VAN REYK REAL ESTATE  
BAIRNSDALE  
0409 524 780

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- Off grid 9.1kW solar system, 28 panels, 24 batteries & backup automatic generator
- Hot house, veggie garden and old hay shed

## HOUSE

- Brick veneer with Colorbond roof seven year old, 3 bedroom, 2 bathroom house
- Modern kitchen with large walk in pantry, dishwasher, gas cooktop & electric oven
- Open plan living room with split system reverse cycle air conditioning & wood heater
- Second living room currently used as a study
- Solar hot water with gas boost. Ceiling fans throughout
- Fabulous alfresco area with outdoor sink and landscaped surrounds to enjoy entertaining guests and family or a quiet time overlooking the picturesque garden

There is much to like about this property which has been meticulously maintained with attention to detail. For further information contact Dennis van Reyk on 0409 524 780 at VAN REYK REAL ESTATE BAIRNSDALE.

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