



Contact Agent

## 105 Pound Road, Bunyip

Sold

Spectacular Opportunity of 32 acres approx. Corner Potential Block With Stable Profitable Poultry Business Farm just a minties drive to either Garfield and Bunyip, this property is ideal for an astute investor or family who wish to enjoy a relaxing farming lifestyle with an excellent income, close to transport and other desirable amenities. Time to Melbourne CBD is under approx. 1.30 hour.

> This house on the farm has a spacious, clean and comfortable 4-bedroom home with a study, 2 bathrooms, lounge and living rooms.

> Stable Income approx. \$600k pa gross with current bird numbers .

32 acres.

3 sheds all free range.

80,000 free range RSPCA bird's current.

New 5-year contract with Inghams.

2 & 3 phase power.

**Property ID:** L21808752  
**Property Type:** Land/Development  
**Land Area:** 129312.0 sqm

**Pushpinder P Bajwa**  
 0433 836 421  
 p.bajwa@landvictoria.rh.com.au

Generator backup.

Town water.

100 k/w solar panel

All farming equipment, tools etc.

Plenty of parking onsite.

Plenty of space to graze cattle or sheep etc.

Close to other important and desirable amenities.

The farm is already RSPCA approved Free Range. A new buyer will just take over the existing contract.

For more details please contact:

Pushpinder P Bajwa 0433 836 421

or

Amandeep Rangpuri (AD) 0410 740 000

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.uic.gov.au/duediligencechecklist>