



1274 Mogilla Road, Mogilla

Country Charm & Small Acreage Living

Set amongst the peaceful surrounds of Mogilla, 1274 Mogilla Road offers an appealing 27-acre (11.04ha) rural lifestyle property with the essentials already in place for comfortable country living.

The property features clean, productive pasture, creek frontage and a practical layout ideally suited to grazing, hobby farming or simply enjoying the space and privacy of small acreage. Adding to its appeal is a permanent water supply from the bore, supported by a 2.5-hectare irrigation licence, providing valuable water security for the property.

At the heart of the property is a neat, character-filled three-bedroom farmhouse, complemented by a classic wrap-around verandah - the perfect spot to sit back and enjoy the rural outlook.

For the practical side of country life, there are stock yards, a three-bay farm shed, water tanks and troughs, providing excellent infrastructure for those wanting to keep livestock or pursue a small-scale rural lifestyle.

Property Highlights

3 1 3

FOR SALE
\$850,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- 11.04ha (27 acres)
- Neat three-bedroom farmhouse
- One bathroom
- Charming wrap-around verandah
- Clean, usable pasture
- Creek and bore water
- Stock yards
- Three-bay farm shed
- Water tanks and troughs
- Peaceful rural setting
- Ideal hobby farm or lifestyle property

A well-presented small acreage holding with comfortable accommodation and the infrastructure to get straight into country living.

MORE DETAILS

Property ID	P95FGN
Property Type	House
Land Area	11.04 hectare

Paul Griffin 0400 024 300

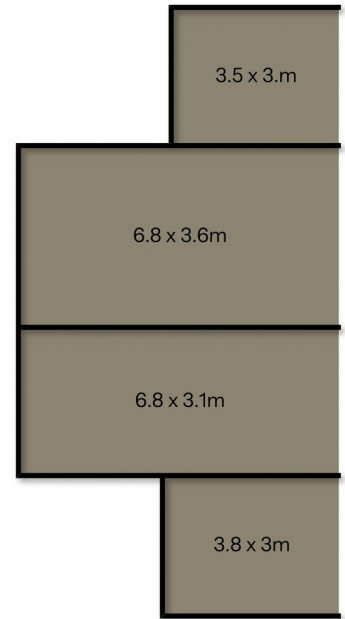
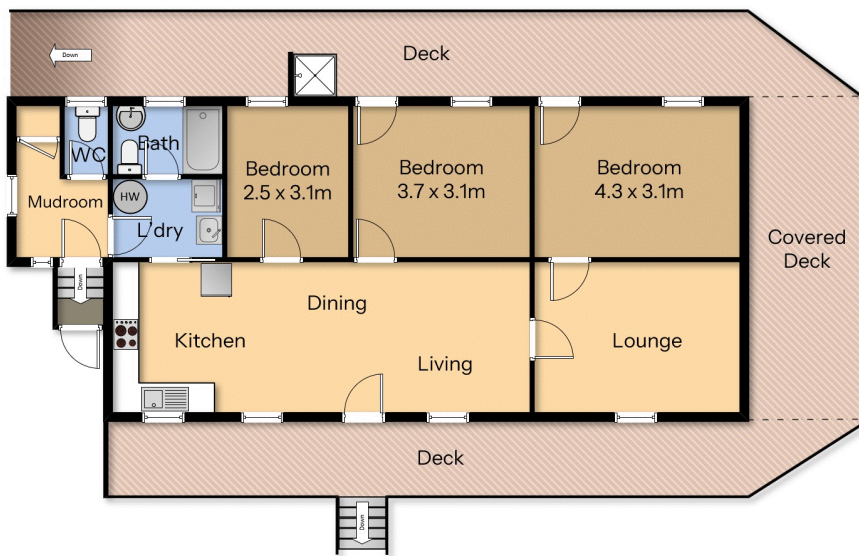
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Scale is indicative, measurements are approximate and should be used as a guide only. This plan is for marketing purposes only and should not be relied upon for valuation, construction, or renovation.

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