



81 Peppercorn Lane Bridgewater VIC

3 1 3

CLOSING 12 NOON 16TH OF OCTOBER 2020 (If not sold before)

Approx 181.5 Acres or 73.5 Hectares (In 3 Titles)
Approx. 1300m of accessible Loddon River frontage
40 Mega litres of High Reliability Water Via 3 phase 300mm electric pump
Approx. 50 acres laid out as lasered irrigation

Set on the banks of the picturesque Loddon River on the south eastern fringe of the Bridgewater township this property offers a perfect mix of productive river country and lifestyle.

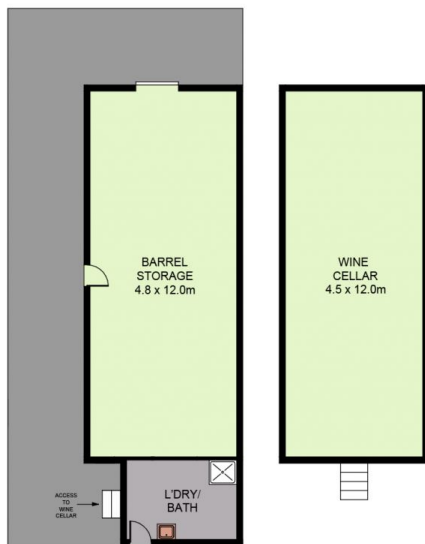
Improvements include a 1950's Double Cream Brick home featuring 3 bedrooms, updated open plan kitchen/dining area and separate lounge with solid fuel heater.

A late 1800's solid brick ex Winery building complete with

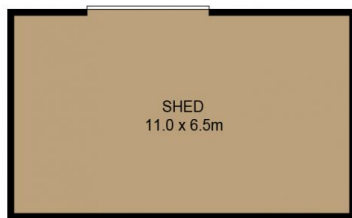
Price : \$ 1,535,640
Land Size : 73.5 ha
View : <https://www.dck.com.au/sale/vic/greater-bendigo-region/bridgewater/residential/acreage-semirural/5801117>



Matt Bowles
5440 5011



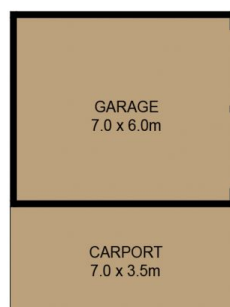
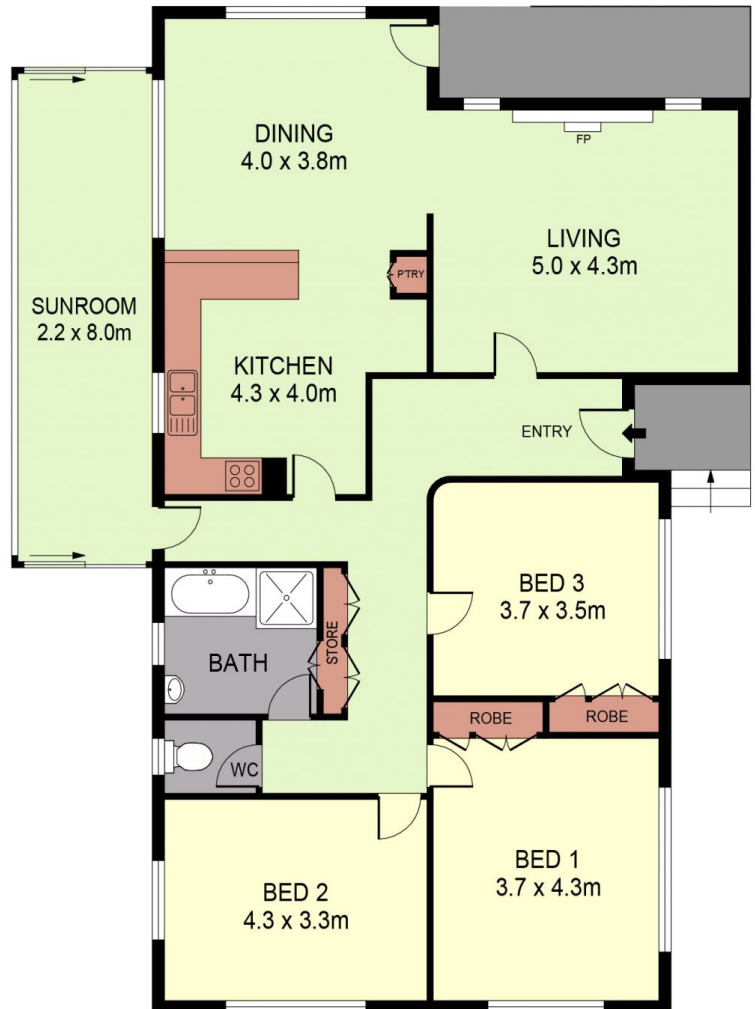
BARREL STORAGE/WINE CELLAR
(NOT TO SCALE)



SHED
(NOT TO SCALE)



ALFRESCO
(NOT TO SCALE)



GARAGE/CARPORT
(NOT TO SCALE)



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 00000

INT : 148m²
SHED : 72m²
GARAGE : 42m²
BARREL STORAGE/WINE CELLAR : 122m²

81 PEPPERCORN LANE

BRIDGEWATER