



**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

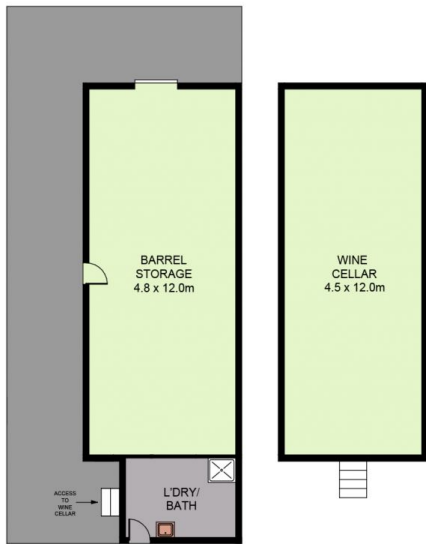
**Price** : \$ 1,535,640  
**Land Size** : 73.5 ha  
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/bridgewater/residential/acreage-semirural/5801117>

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.

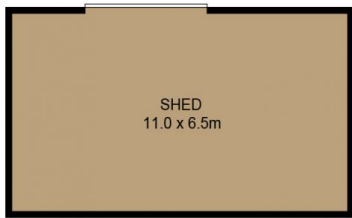
Improvements include a 1950's Double Cream Brick home featuring 3 bedrooms, updated open plan kitchen/dining area and separate lounge with solid fuel heater.  
 A late 1800's solid brick ex Winery building complete with



**Matt Bowles**  
5440 5011



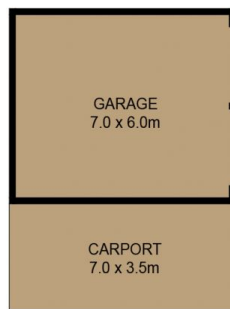
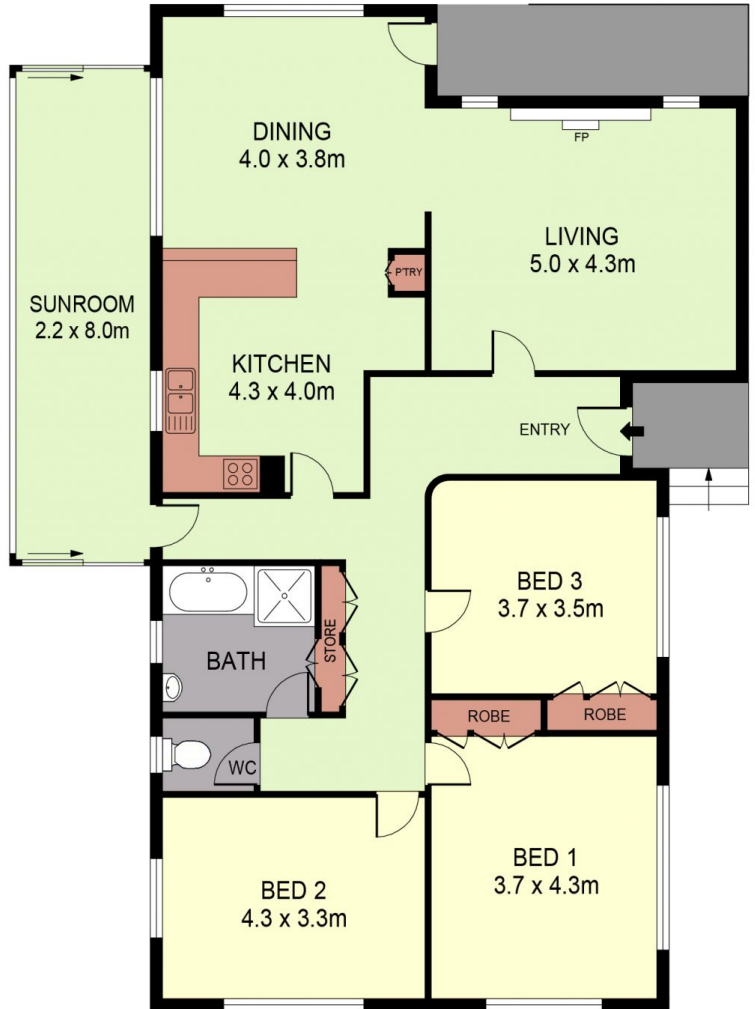
**BARREL STORAGE/WINE CELLAR**  
(NOT TO SCALE)



**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 : 148m<sup>2</sup>  
SHED : 72m<sup>2</sup>  
GARAGE : 42m<sup>2</sup>  
BARREL STORAGE/WINE CELLAR : 122m<sup>2</sup>

**81 PEPPERCORN LANE**

**BRIDGEWATER**