



## 2248 Melba Highway Dixons Creek VIC

6 4 4

THE PROPERTY Alcheringa is a enviable Country property with abundance of water, amazing views, 3 homes and ideal for many commercial pursuits whether it be cattle, horses , flowers or transition into a farm stay- lucrative agri-tourism business.

LAND - The property is divided into 22 main paddocks with laneway systems. The property is in 1 title consisting of 46.94 hectares ~ 116 acres (approx). Applied chook manure over the years to enhance its productivity.

WATER - Featuring Dixon's Creek frontage plus 10 dams along with 2 bores including a 50 megalitre irrigation license from the bore. Approximately 20 acres set up for irrigation with overhead sprinklers.

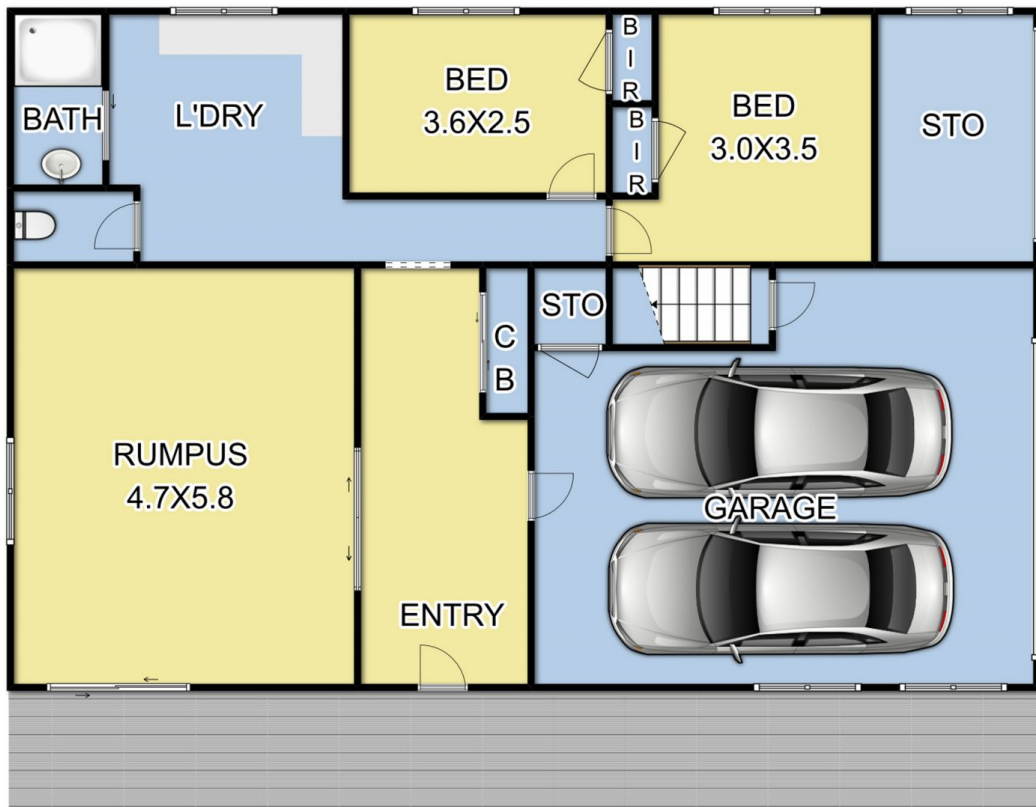
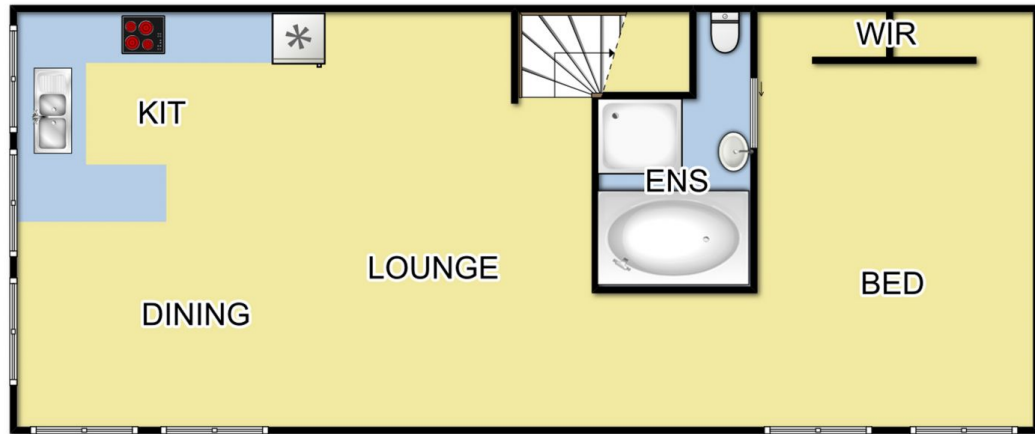
[For full version visit the website](https://www.nobleknight.com.au)

**Type** : Rural  
**Land Size** : 469600 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/yaradandenong-ranges/dixons-creek/residential/rural/4632713>



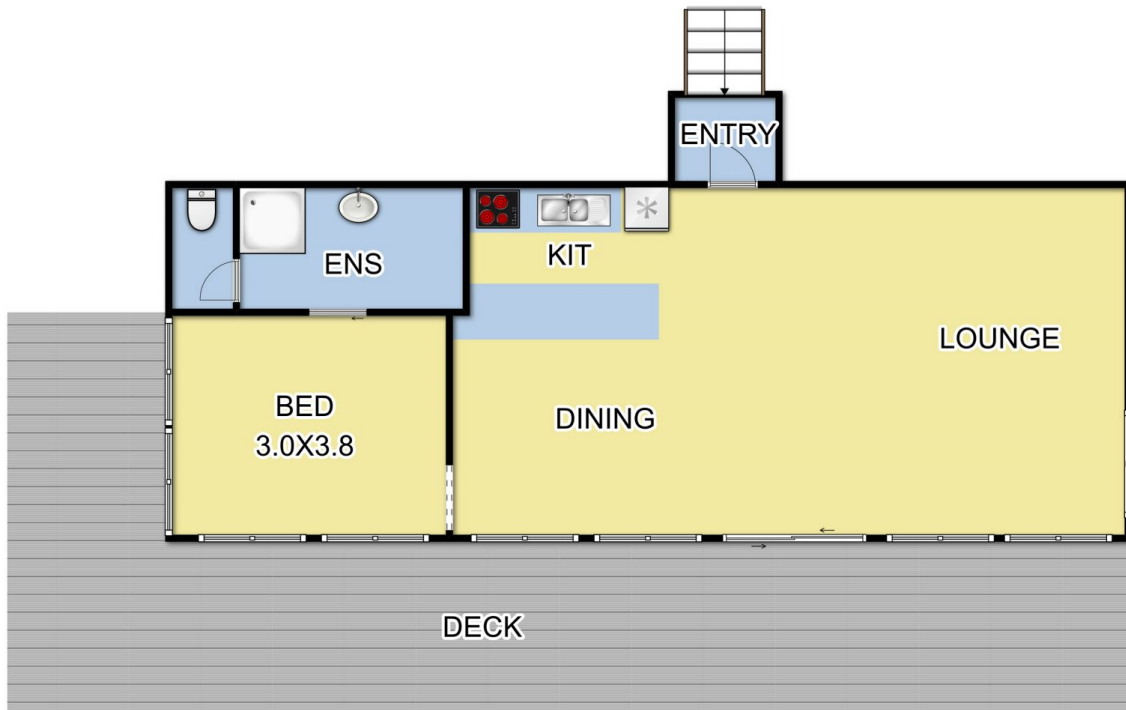
**Anthony Knight**  
 03 5797 2500

## FIRST FLOOR



## GROUND FLOOR

Fixtures & Fittings are for display purposes only. Measurements Approx. Not to Scale.  
Produced by Open2view.com.au



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