



## 445 Roses Gap Road, DADSWELLS BRIDGE, VIC, AU 3385

"Morgan Park" 3.55 ha (8.8 acres).. Creek Frontage – Close to Mountains

### 3.55 hectares, 8.77 acres

- Unique park like property situated on the bank of Mt. William Creek 5 km from Dadswells Bridge, 40 km from Horsham and 30 km from Stawell on the northern edge of Grampians.
- Original farm settlers cottage has open plan kitchen-living area with electric and wood stoves, lounge with wood heater, 3 bedrooms, 1 sleepout bedroom, bathroom, laundry, interior toilet. Features outside patio-barbeque area overlooking creek reserve. Ideal as a week-ender.
- Well-watered by excellent quality bore with submersible pump, creek, 3 dams and rainwater tank.
- 2 machinery sheds, lock up garage-workshop, barn and sundry sheds.
- Property features magnificent trees, an old remnant orchard and adjoins a State Conservation Park.
- "Morgan Park" was settled by the Morgan family in the mid 1800's as a grazing, market garden, tobacco and apiarist property. It was a Cobb & Co stopover with stables

**TYPE:** Sold

**INTERNET ID:** 18112021

#### SALE DETAILS

**Reduced Price**  
**\$215,000**

#### CONTACT DETAILS

**Horsham**  
87 Stawell Road  
Horsham, VIC  
03 5382 2251

**Geoff Coustley**  
0419 600 320

and a blacksmith shop and would have seen many other travellers heading to the goldfields.

- Land Area 3.55 hectares
- Bedrooms: 3
- Bathrooms: 1
- Views: 0

## PROPERTY OVERVIEW

|       |                      |
|-------|----------------------|
| Yards | Sheep, Cattle, Other |
|-------|----------------------|

## HOMESTEAD

|          |   |
|----------|---|
| Bedrooms | 3 |
|----------|---|

|           |   |
|-----------|---|
| Bathrooms | 1 |
|-----------|---|







