



## 120 Old Plenty Rd Yan Yean VIC

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Welcome to 120 Old Plenty Road Yan Yean! This expansive property offers 37 acres of serene countryside living just a short drive from essential amenities. The home features practical floorboards and spacious living areas, perfect for gatherings and relaxation.

Outside, the property boasts impressive features such as 10 paddocks, 4 dams, and facilities for farming or livestock. Two large sheds with 3-phase power, a substantial hay shed, and ample additional storage ensure you have plenty of space for tools and equipment.

Enjoy the outdoor lifestyle with a deck offering panoramic views, a fenced garden for safety, and an inviting inground pool for summer enjoyment. A large water tank with over 200,000 litres capacity can easily accommodate a range of farm activities.

**Price** : Private Sale - \$2,995,000  
**Land Size** : 36.8 Acres  
**View** : <https://www.ypa.com.au/8074574>



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