



# Lot 57

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## Orchardfield Estate

### Kyabram, VIC

Main House – 159.58m<sup>2</sup>

Granny Flat – 59.53m<sup>2</sup>

4 2 2

2 1

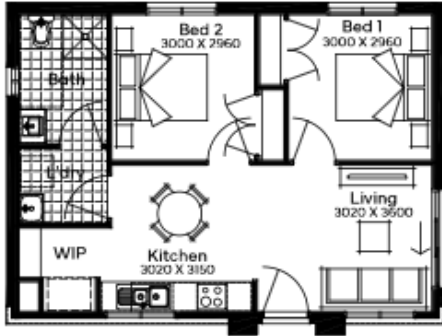


Total Package Price:	<b>\$784,990</b>
Total Land Price:	\$235,000
Total House Price:	\$549,990
Total Land Area:	592m <sup>2</sup>

Forecasted Rent Main House:	\$580 p.w.
Forecasted Rent Granny Flat:	\$400 p.w.
Total Forecasted Rental:	\$980 p.w.
Forecasted Yield:	<b>6.49%</b>

# BROADACRE

# Floorplan

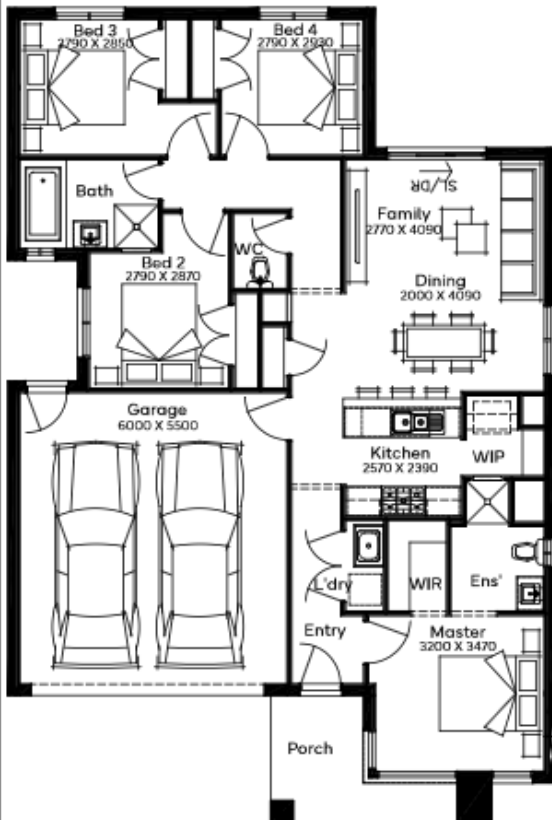


## Main House

Custom designed home consisting of 4 bedrooms, 2 bathrooms and a double car garage.

## Granny Flat

Custom designed home consisting of 2 bedrooms and 1 bathroom. Private gated entry via concrete path with a fully fenced & landscaped yard.



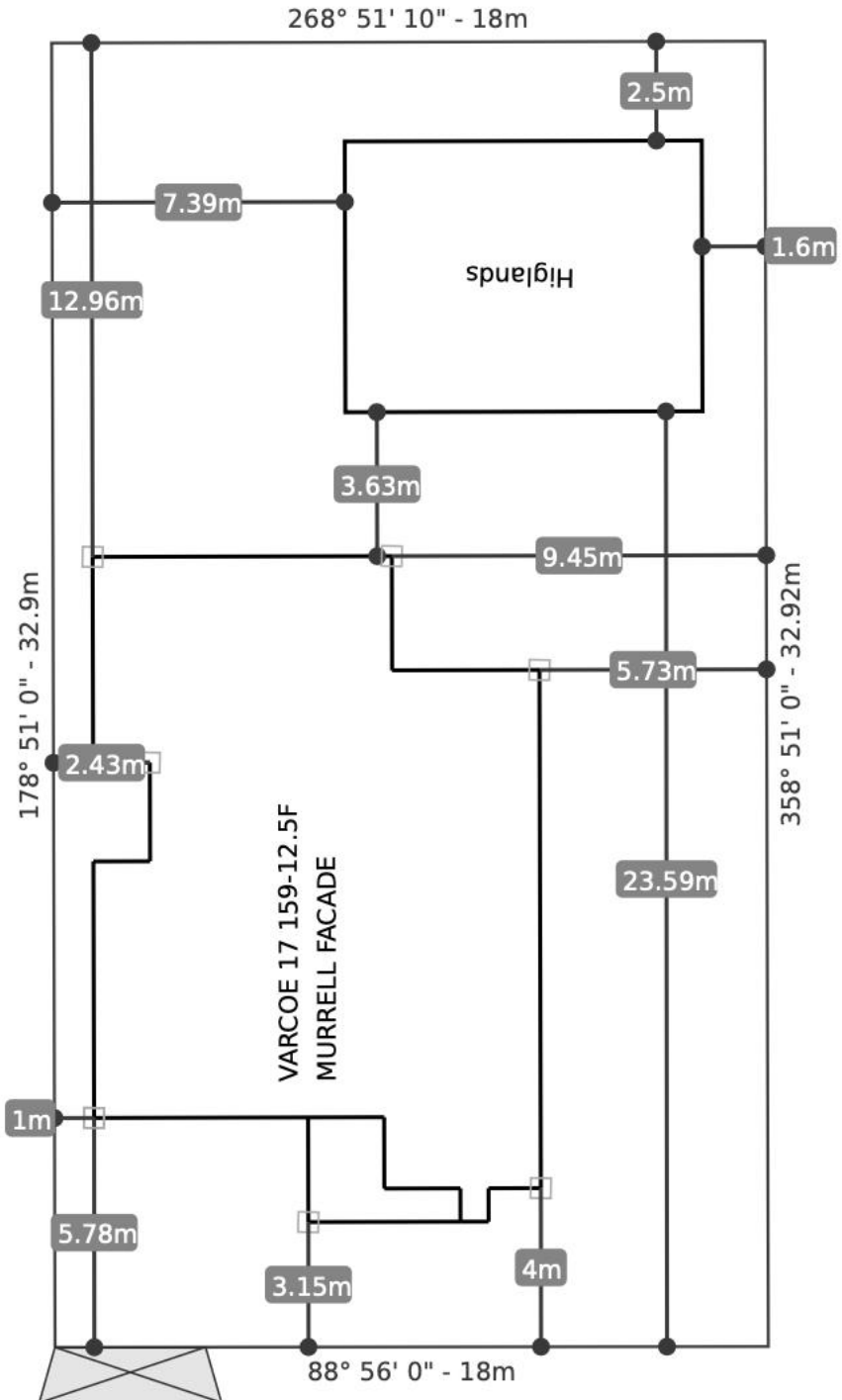
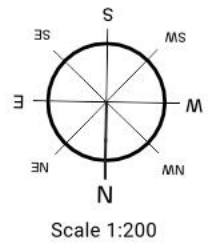
## Highlighted Inclusions\*

- 2590mm ceiling height
- 20mm Caesarstone benchtop to kitchen, bathroom & ensuite
- 900mm stainless steel upright cooker & 900mm rangehood
- Coloured through concrete driveway driveway & granny flat path
- Flyscreens to all openable windows windows & sliding doors
- Concrete perimeter / path around around entire home
- Colorbond motorised sectional garage door with remote
- Roller blinds throughout
- Front & rear landscaping, letterbox letterbox & clothesline

\*Main dwelling inclusions. All images are for illustrative purposes purposes only and should be used as a guide.

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# Lot 57 Siting



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# Lot Plan

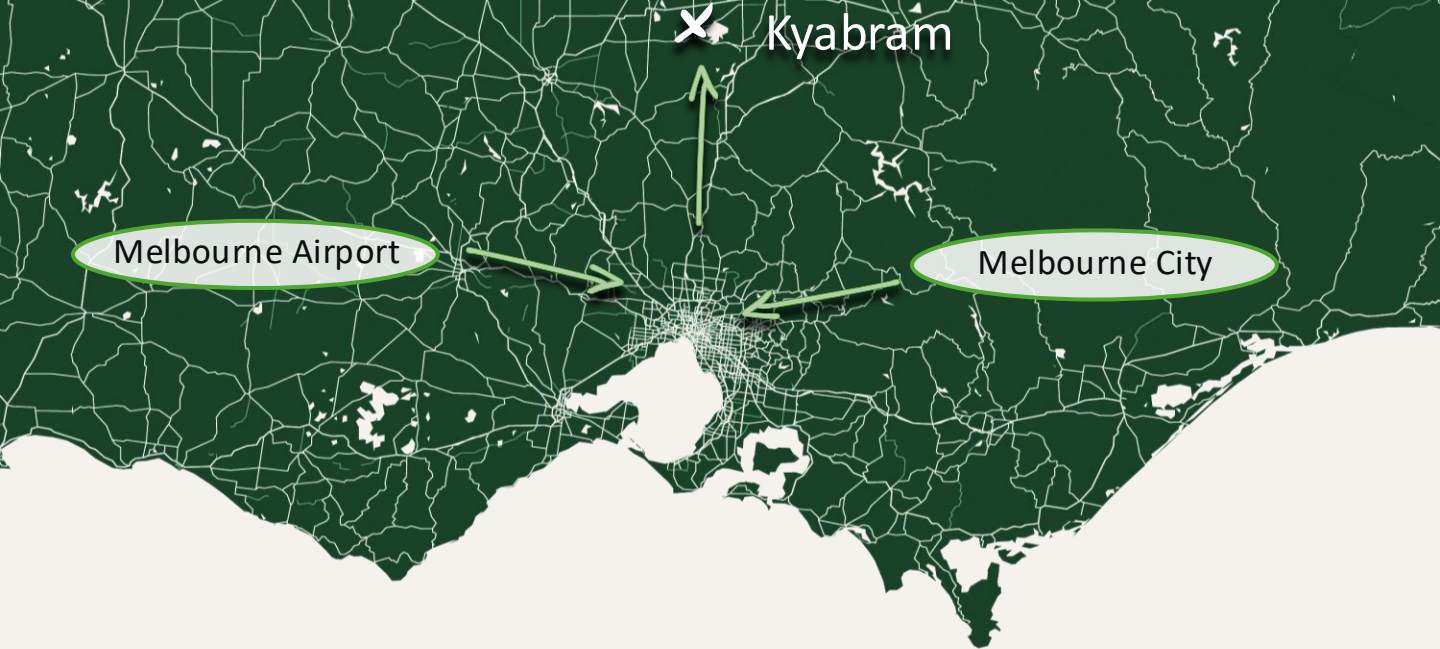


CORRIGAN AVENUE

ALLAN STREET



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Kyabram

Melbourne Airport

Melbourne City

## Location

- ✕ ~32km – Echuca
- ✕ ~34km – Shepparton
- ✕ ~150km – Melbourne Airport
- ✕ ~165km – Melbourne City
  - 2 hours 20 minutes by car
  - 3 hours 10 minutes by train

## Employment by Industry\*

- ✕ Labourers – 17.8%
- ✕ Professionals - 15.8%
- ✕ Technicians & Trades Workers – 15.7%
- ✕ Community & Personal Service Workers – 13.1%
- ✕ Clerical & Administrative Workers – 9.8%
- ✕ Managers – 9.2%
- ✕ Sales Workers – 9.1%
- ✕ Machinery Operators & Drivers – 7.2%

\*Source: ABS Kyabram 2021 Census.

## Why Kyabram?

Nestled in the Goulburn Valley, Kyabram offers a welcoming community, strong regional affordability and solid investment fundamentals. Home to ~7,300 residents, it is a well-serviced town with convenient access to everyday amenities, dining, retail and healthcare.

Kyabram delivers a relaxed country lifestyle while remaining highly connected. Schools, childcare and vocational education are close by, with Shepparton and Echuca easily accessible for broader services and employment.

The town balances rural charm with modern amenity, offering parks, open spaces and a slower pace ideal for families and those seeking more space and value.

Local employment is supported by mature agricultural and food-manufacturing supply chains, providing long-term economic stability. The Kyabram District Health Service, including the hospital, further strengthens the employment base with over 300 staff delivering essential healthcare across northern Victoria.

Rental demand remains steady with historically low vacancy rates, and the area has recorded consistent capital growth, reinforcing Kyabram’s strong long-term appeal.

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# Employment

Kyabram sits at the heart of some of Victoria's most productive agricultural land and is widely recognised as a leading dairy region. The area is supported by several established dairy processors, with manufacturing standing as the region's largest employer. Strong, mature supply chains have developed around the agriculture and food-manufacturing sectors, contributing to long-term economic stability.

Positioned between Echuca and Shepparton in the renowned Goulburn Valley "food bowl," Kyabram benefits from rich irrigated farmland that supports abundant fresh-food production. The broader region is home to significant food-processing operations and a growing wine industry, reinforcing Kyabram's position as a vibrant hub within one of Australia's most important agricultural corridors.

## Manufactured in Kyabram & Surrounding Regions

**Kyvalley Dairy Group**  
*Milk Products Processing*



**Australian Consolidated Milk**  
*Milk Management & Dairy Processing*



**Tatura (Bega Cheese Group)**  
*High-Quality Dairy Goods Processor*



**SPC**  
*Food Processor of Canned Goods*



**Kagome**  
*Processed Fruit & Vegetables*

**KAGOME**

**Uncle Tobys**  
*Oat Processing*



**Vulcan Engineering**  
*Major Metal Distributor & Processor*



**Fonterra Dairy**  
*Major Dairy Co-Operative*

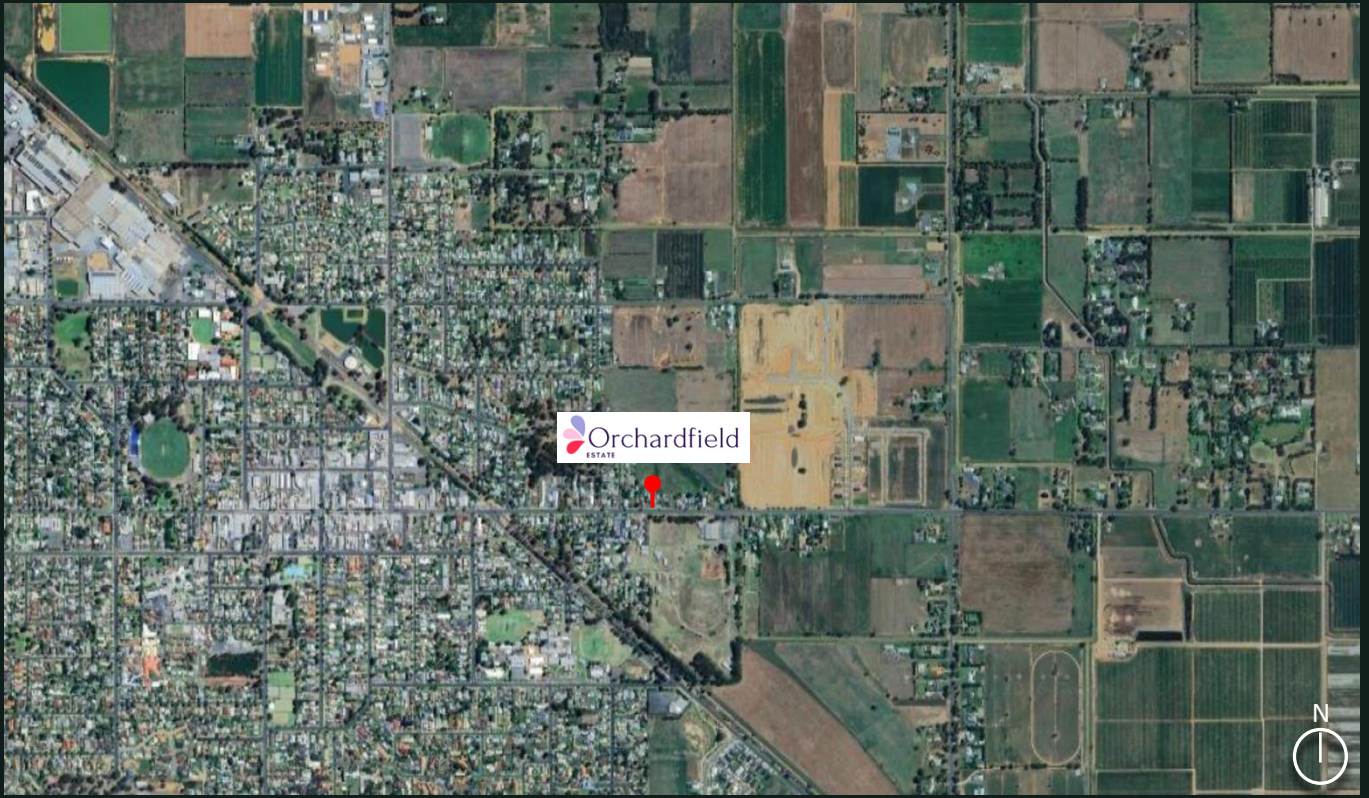


**Unilever**  
*Consumer Goods Processor*



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# Aerial View



Orchardfield Estate is located in the well-established township of Kyabram in the Goulburn Valley, Victoria. Kyabram sits approximately 200km from Melbourne's CBD and is conveniently connected via the Midland Highway and surrounding regional road networks. The broader Campaspe Shire has a population of approximately 38,000\*, with long-term growth supported by strong agricultural, manufacturing and health-sector employment drivers.

Orchardfield Estate benefits from close proximity to a wide range of local amenities, schools, sporting facilities and everyday conveniences, including:

Kyabram P-12 College - 1.9km

Kyabram Fauna Park (Zoos Victoria) - 2km

Kyabram District Health Service - 1.5km

Kyabram CBD retail & cafés – 1.8km

Kyabram Recreation Reserve – 2.2km

Woolworths Kyabram – 1.8km

St Augustine's College – 2.1km

Kyabram Golf Club - 3km

\*Source: Campaspe Shire Council

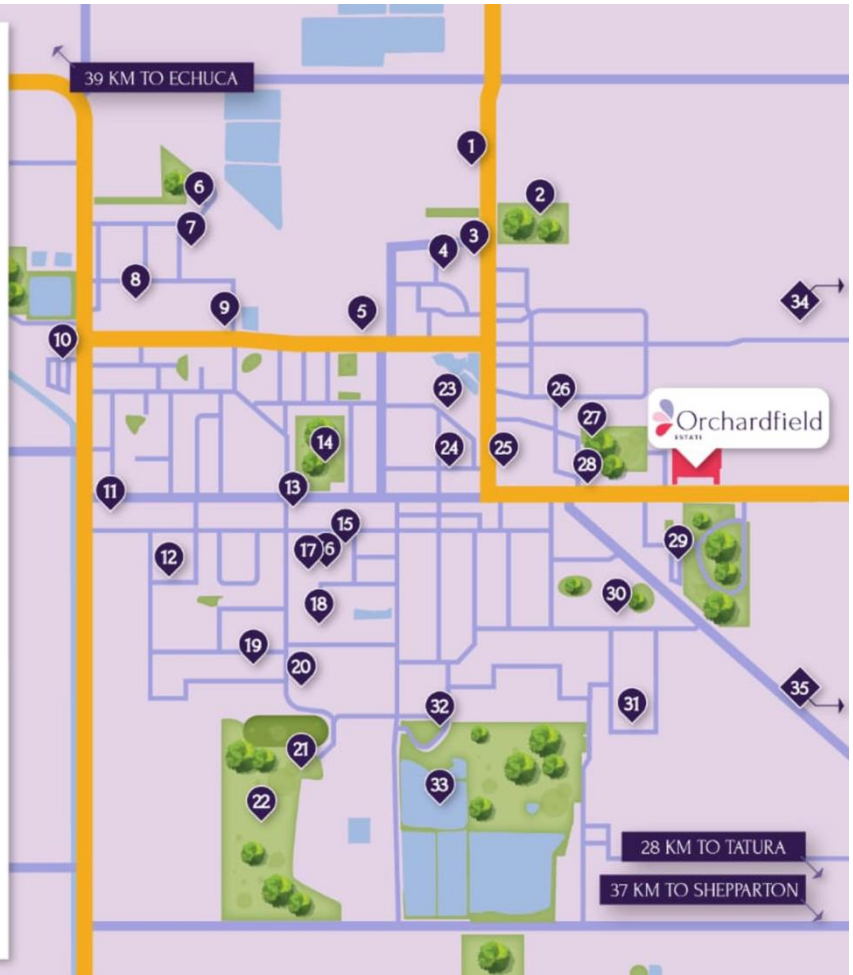
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# Amenities Map



## AMENITIES MAP

1. Dunstall's Rural Supplies
2. Northern Oval
3. Kyabram & District Funeral Services
4. Kyabram Removals & Storage
5. Squirters Car Wash
6. Irwin Stockfeeds
7. Kyvalley Dairy Group
8. D P Jones & Co.
9. Petstock Country Kyabram
10. Kyabram Western Gums Tourist Park
11. BP Gas Station
12. Save our soil Australia
13. Kyabram Club
14. Kyabram Recreation Reserve
15. Kyabram Regional Clinic
16. Kyabram District Health Service
17. Vic Public Hospitals
18. Warramunda Aged care
19. Polly Wright Photography
20. Domma's Car detailing service
21. KYABRAM PARKLAND GOLF CLUB
22. Kyabram Racecourse & Recreation Reserve
23. Kyabram Water Tank Art by Jimmy D'Vate
24. St. Augustine's College
25. Ritchies IGA Kyabram Grocery store
26. John's Cabinets and Fine Furniture
27. Edis Park Playground
28. Kyabram Country Motel
29. Kyabram Caravan & Tourist Park
30. Kyabram P12 college
31. Poplar Street Playground
32. Kyabram Fauna Park
33. Kyabram Lake Reserve - Fauna Park
34. Lancaster Primary School
35. Merrigum Primary School



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