

100 Kurtzes Road, Hamilton, Vic 3300



Sold Livestock

Tuesday, 28 November 2023

100 Kurtzes Road, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Area: 9 m2

Type: Livestock



Leeson White
0448226579



Nick Adamson
0418571589

Contact agent

100 Kurtzes Rd is a delightful and well suited rural property on the eastern outskirts of Hamilton. It is well positioned in a sought after location positioned between Hamilton's CBD and the village of Tarrington. This property offers an excellent opportunity for boutique agricultural pursuits including a sheep or cattle stud, horses or alpacas. It is a most appealing and very picturesque lifestyle property complete with established gum trees and other indigenous varieties providing valuable shade, shelter and privacy. Land size 23.74 Acres / 9.61 Hectares or thereabouts Subdivision Potential Zoned rural living - an opportunity for future development (STCA). This property has a quaint yet modest 3-bedroom timber home. The front north facing and rear (under cover) verandah's provide the perfect opportunity to relax and enjoy the peaceful surroundings. The home comprises of north facing lounge / family lounge with carpet opening onto the verandah with timber deck. Heating via Vulcan gas wall heater, cooling via wall mounted air-conditioner. The kitchen is separate and is complete with twin sink, electric cooktop and oven. Dining adjacent to kitchen overlooking the garden. Spacious master bedroom with ceiling fan and BIR. Smaller 2nd and 3rd bedrooms both with carpet and BIR's. The bathroom has a separate shower recess, bath and vanity. Toilet is separate. The laundry is separate with sink and outdoor access. The mudroom is enclosed. The home is surrounded with an established garden featuring circular drive and rose bush lined front verandah. Established native trees line the garden as well as many of the paddocks. Additional improvements include an enclosed steel fabricated garage, enclosed steel fabricated garden with concrete floor and carport. Farm improvements include: Shearing shed Enclosed single stand 6m * 6m steel shearing shed with timber floor. Also includes a Poly water tank on timber stand. Steel shed 9m x 4m 3-bay steel shed. One bay is enclosed. Cattle Yards Open timber cattle yards with crush. Paddocks The property has six reasonably to well fenced paddocks. Water Town water is connected to stock troughs in each paddock. Also includes two dams. Hamilton is a major regional hub that hosts all major retail and services including supermarkets, restaurants, cafes, rural supplies and a full suite of trade services for agriculture and farming. Hamilton is highly regarded and well respected for its educational institutions and offers both public and private schools equal to any in regional Australia. It is well regarded for its health and medical services including the Hamilton Base Hospital. This delightful property provides the purchaser with a tremendous opportunity to commence farming, add to an existing holding or enjoy the serenity. This is a versatile rural farm or investment proposition within a tightly held, respected and convenient locality. This property will appeal to all who inspect.