

1099 Ayresford Road & Lots 1, 2 & 3, McConnells Road, Ecklin South, Vic 3265



House For Sale

Sunday, 12 May 2024

1099 Ayresford Road & Lots 1, 2 & 3, McConnells Road, Ecklin South, Vic 3265

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 1210000 m2

Type: House



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Auction

A rare opportunity to acquire multiple titles in one of the South West's prime farming lands. A total of 4 titles on offer this property and land is situated 10 minutes to Terang, Cobden and 30 minutes from Warrnambool. For any family, schools are easily accessible with buses to Terang, Cobden, Caamperdown, Noorat and Warrnambool. The house is located on Ayresford Road and is situated on approximately 3.5 acres and features a refurbished home with 3 bedrooms, bathroom, large living space and plenty of shedding. The machinery shed is 18x16 along with a hay shed that is 18x10. With an underpass to access the remaining 300 acres on 3 titles this is a great opportunity to extend your farming portfolio, outpaddock or commence operations in the primal pastures of the south west. With just over 300 acres with dual road frontage via Ayresford Rd and McConnells Rd this ideal grazing land offers plenty of established trees which make it ideal for carbon credits, bore and electric fencing. There are a total of 19 paddocks serviced by a central laneway with 2 inch water pipes servicing all troughs on the farm. Yet of the 3 titles connect but can be sold off separately and accessed via McConnells Road. Ecklin South has a strong average rainfall of 589.9mm per year which makes it safe grazing land. LOT 1 - 75 acres with a shed with three phase power & bore. LOT 2 - 127 acres with yards and a dam. LOT 3 - 100 acres with a shed. LOT 4 - House with 3.2 acres with disused bore that could easily be restored. With plenty of established trees not only is this a great area to reside and farm but also kick back and enjoy much of the local wildlife with birds and koalas.