

11 Labrador Road, Maroona, Vic 3377



Lifestyle For Sale

Friday, 27 October 2023

11 Labrador Road, Maroona, Vic 3377

Bedrooms: 6

Bathrooms: 2

Area: 80 m2

Type: Lifestyle



Michael Fratin

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Expressions Of Interest Closing 29th Nov

A rare opportunity to secure a well-positioned small scale farm and lifestyle opportunity comprising 80.9* hectares or 200* acres with dual living options held in the same family for over 100 years and located in the highly regarded western district south of Ararat (15* km) west of Ballarat (109* km) and Melbourne (220*km). This picturesque property offers Hopkins River frontage with a water and grazing license to the river and is surrounded by scattered Ancient Gums throughout the property and is ideally suited to wool production, prime lambs and hay/fodder crops. Flat to gently undulating topography with grey loam soils to heavier river flats, pastures have been improved and there is an abundance of water via the Hopkins River with a windmill reticulated to stock troughs, the house dam and electric pump provides garden water, and there is a good freshwater supply with 4 tanks. A heads of agreement is in place for the proposed East Grampians pipeline connection. Fencing is described as in excellent condition and subdivided into 5 paddocks while other improvements include a 3 bay open front machinery shed, 2 x 2 bay hay shed, 2 stand wool shed with yards, 6 x silos and a powered workshop with part concrete floor. The property is set on 2 titles and features 2 residences providing for dual occupancy with the potential for income generation via short stay accommodation or long term rental. The first residence is a circa 1970's cream brick home comprising 3 bedrooms, kitchen/dining area with large open living and slow combustion wood heating as well as a split system air conditioner and a central bathroom. Outside has lush green lawns looking out to the house dam and Hopkins River, surrounded by established native gardens and vege garden. The second residence is an updated home with a rendered exterior featuring 3 bedrooms plus office and an open plan kitchen/dining/living area that connects well with outdoor undercover entertaining area overlooking the lush lawn area and out over the farm. To be offered for sale by Expression Of Interest closing Wednesday 29th November 2023 at 12 midday. Inspections strictly with selling agent.* Denotes Approx