

# 1478 Coleraine-Edenhope Road, Konongwootong, Vic 3315



## Sold Livestock

Wednesday, 11 October 2023

1478 Coleraine-Edenhope Road, Konongwootong, Vic 3315

Bedrooms: 3

Bathrooms: 2

Area: 439 m2

Type: Livestock



Heath Templeton  
0408368370



John Lawson  
0499752513

**\$6,755,000**

First time offered since 1943 (80 years of single vendor ownership) For sale by Expressions of Interest closing August 25th, 2023 To be sold as a whole or in 2 separate lots Lot 1 "Burlendi" - 244.57 Ha 604.34 Acres Lot 2 194.90 Ha 481.60 Acres Subdivided into 14 main paddocks and 3 holding paddocks 3 bedroom 1950's brick homestead with new floor coverings and 2 bathrooms with extensive garden 52 km north west of Hamilton Victoria 110 km north east of Mt Gambier SA 18 m north of Coleraine 32 km south of Balmoral FARM: Excellent fencing throughout with full electric fence system over the entire farm Laneway system on the home block connecting most paddocks to the shed and yards Good fertiliser history, improved pastures Excellent water with a dam or trough in each paddock High annual rainfall with records from 1961 - last 10 year average recorded as 705mm 4 stand woolshed on mains power, with undercover sheep holding for 600 sheep Good sheep yards attached to the woolshed 18 x 9 metre machinery shed (5 bays) 3 silos for grain storage Cattle yards with clipex crush Primarily grey loam soil with area of red loam Located in the tightly held Konongwootong District HOME: 1950's built brick homestead 3 bedrooms all with BIR's 2 bathrooms Kitchen with new oven Formal Dining room Living room Formal lounge room Large laundry New floor coverings Office Detached rumpus room Detached weatherboard bungalow 2 car garage with workshop & additional car spaces Abundant rainwater Wood heaters x 2