

150 Nelsons Road, Elingamite North, Vic 3266



Lifestyle For Sale

Saturday, 27 April 2024

150 Nelsons Road, Elingamite North, Vic 3266

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 40 m2

Type: Lifestyle



Alistair Tune
0407832227

AUCTION

A fantastic farming opportunity right in the heart of the South West. This 101-acre parcel is conveniently situated only minutes from the welcoming community of Cobden. It will appeal to a range of buyers, including those who wish to live on-site and set up their own agricultural/horticultural enterprise, a convenient outpaddock with comfortable workers' accommodation, or utilize the home as a weekender and capitalize on your investment by leasing the balance. All the infrastructure you need is set up and ready to go. The modern 3-bedroom home is fresh, functional, and yet to be lived in! Its just waiting for your personal touches. Multiple water tanks (45,000lt) supply the home, plus you have the added availability of mains water. Storage is taken care of thanks to a double garage, with your machinery kept dry, thanks to a 16m x 7.5m open front shed. Send and receive your cattle via a quality set of steelyards that includes crush, and know that your livestock will be secure, thanks to quality boundary fencing. Schools, shopping and healthcare are all available in nearby Cobden, with Camperdown only 20km away with the regional city of Warrnambool within 60km. There are links to the nearby Crater to Coast rail trail also popular with tourists! Sure to be a popular proposition to many buyers, don't hesitate to arrange your private inspection today! For sale by Public Auction Friday, 31st May - Onsite 1:00pm