

# 160 Larcombes Road, Modewarre, Vic 3240

## Sold Acreage

Saturday, 21 October 2023

160 Larcombes Road, Modewarre, Vic 3240

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 32 m2

Type: Acreage



Matt Poustie  
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## Contact agent

Expressions of Interest Offers Close Thursday 9th November, 2023 @ 1:00pm \_\_\_\_\_ Superbly positioned in the heart of Modewarre, this highly desirable acreage property features a picture-perfect 3 bedroom family homestead and offers a fantastic opportunity to secure an attractive 80 acre farm within close proximity to Geelong, the Surf Coast and the popular township of Moriac. The home features two spacious bedrooms with robes, upstairs 3rd bedroom/multi-purpose attic, a family bathroom, generous laundry, mud room/entry and a modern white kitchen adjacent to a large meals area. The large living room features a Coonara wood heater, split system and a separate study area, and opens onto a full length verandah to enjoy the views of the property. The home is surrounded by established gardens, a productive veggie garden and an al-fresco entertaining/BBQ space for those warm summer evenings. The elevated and gently undulating land enjoys the Thompson Creek meandering through it at the rear of the house lot, surrounded with native plantings and the sounds of the Australian bush, plus 3 main dams and excellent views over the surrounding countryside. Separated into 3 large/main paddocks and 3 supplementary paddocks, having recently undergone an extensive soil & pasture improvement program, this property is well-structured for a wide variety of farming pursuits including equine, cattle, sheep, cropping and hay production. This property will be popular, offering plenty of shedding (double garage, tractor shed, storage shed, shearing shed, and hay shed) plus convenient amenities incl. fixed stock yards, electric fence unit, 12 solar panels (3KW) and 2 x 30,000L concrete water tanks. Perfectly situated just minutes from the Moriac General Store and primary school, with the bus service to the school right out front of the property, and within easy access to Waurm Ponds shopping, train station, Deakin University, Epworth Hospital, Surf Coast beaches, Geelong CBD and Melbourne CBD via the nearby ring road.