

165 Knights Road, Bungador, Vic 3260



Other For Sale

Thursday, 11 January 2024

165 Knights Road, Bungador, Vic 3260

Area: 49 m2

Type: Other



Gerard Delaney
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Sale by Deadline - 23 February 2024

"Bungador Plains" - an ideally located property in the heartland of the Western District offering a unique opportunity for those seeking a productive, versatile and picturesque grazing allotment. An aggregation of 223 acres over 2 titles and ideally sited on a main district arterial in addition to 2 other road frontages. Nestled in the heart of renowned fertile Bungador, convenience is key with "Bungador Plains". Strong loam and clay soils support an excellent base of ryegrass and clover pastures, with the benefit of extended growing seasons via a mix of summer and winter country. From early autumn breaks on the loam banks, to producing prime cattle well into the summer via the rich alluvial country, "Bungador Plains" is a known property for finishing stock. Road access cattle yards at the northern and southern entries offer excellent logistical convenience to local cattle markets or other holdings. Central to provincial centres of Colac, Camperdown, Cobden and Timboon and just over 100 kilometres to the centre of Geelong. Capital improvements to the property include a 100 x 30 foot twin walled hay and machinery shed and a disused dairy which has the power connected and currently runs the electric fence units. Water is supplied to the property via a series of reliable dams and natural drainage springs. Previously a bore at the old dairy supplied lot 2, this has now been replaced by a large dam. Lifestyle interests could well consider the property as potential homesite (STCA), given the the natural beauty of the native gums and sweeping views towards the Otway Ranges. Availability of electricity and water certainly a starting advantage. For Sale By Deadline, this property presents an incredible investment opportunity. Whether you are an experienced grazier looking to expand your operations or an astute investor seeking a profitable venture, this property is sure to exceed your expectations. Don't miss out on the chance to own this remarkable grazing property. Contact us today to arrange a viewing and experience the beauty and potential of 165 Knights Road, Bungador. The price guide is available upon application, so seize this opportunity and make this property your own.