

# 1915 Princes Highway, Buckley, Vic 3240

## Sold Acreage

Sunday, 10 March 2024

1915 Princes Highway, Buckley, Vic 3240

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 70 m2

Type: Acreage



Matt Poustie  
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**\$2,440,000**

EXPRESSIONS OF INTEREST Offers Close Tuesday 9th April @ 11:00am Unless Sold

Prior \_\_\_\_\_ Perfectly positioned between the townships of Moriac & Winchelsea, this highly desirable acreage property is ideally located within easy access to both Geelong and the Surf Coast beaches. With main access off Mt Pollock Road and stretching all the way to Buckley Road South, the property comprises of approximately 175 acres (across 2 titles) featuring 3 dams, established shelter belts and improved pastures, perfect for cattle grazing, hay production and other farming pursuits. Nestled amongst a cluster of established trees, the picture-perfect family homestead enjoys extensive easterly views over the paddocks and established gardens. Designed to be low-maintenance and family friendly, the home enjoys the provision of 4 bedrooms (master featuring a walk-in-robe and ensuite, two bedrooms with BIR's and ceiling fans, 4th bedroom (or home office) plus a large family bathroom with separate toilet along the hallway. The kitchen & dining area enjoys great natural light and features a modern, open plan design which overlooks the farm through the large windows. Sliding doors lead out to the paved al-fresco area whilst a wood fire and split system keep this area cool in summer and warm in winter. The kitchen is well-appointed, featuring all electric appliances including a Neff oven, Miele dishwasher, built-in Miele microwave plus a large pantry and island bench. Down the hallway the home stretches out and features an expansive separate lounge / living room, perfect for family movie nights or would be an ideal games space with plenty of room for a billiards table. The double garage is operated by remote control and provides access directly to the home via the oversized mudroom/laundry and into the main family area. Externally the large lawn space is perfect for the kids or as a secure space for a furry companion, plus the garden enjoys a secure 27,000L tank water supply that is fed from the large dam. The house has extensive water supply (total of approx. 108,000L) via four connected 27,000L tanks, fed from the house & machinery shed roofing. From a farming perspective, the property is structured into 3 holding paddocks closer to the homestead (perfect for raising calves, ponies or as bull paddocks) and 6 larger paddocks for stock and/or hay production. The paddocks enjoy secure water supply from 3 large dams and troughs in all other paddocks (except for the small north-western paddock close to the house), plus the provision of a 6 bay hay shed in the far easterly paddock, machinery shed near the house and an older shearing/wool shed. The property comes fitted with good stock yards, electric fencing (incl. a mains power electric fence unit) and has traditionally run approx. 50 cows and calves quite easily over the last decade. All of this is conveniently close to the Princes Highway and yet enjoys a quiet and private setting, tucked away behind established shelter belts and gardens. The home is close to all local amenities and only 15 minutes' drive from Waurin Ponds Shopping Centre, train station, Deakin University, Epworth Hospital, and the Geelong CBD and Melbourne via the ring road. This property certainly presents as an ideal, ready-to-go lifestyle property with plenty of capital growth potential.