

# 224 Lower Settlement Road, Pearsondale, Vic 3851



## Sold Lifestyle

Friday, 8 March 2024

224 Lower Settlement Road, Pearsondale, Vic 3851

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 60 m2

Type: Lifestyle



Paul Bourke  
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**\$1,670,000**

This 150 acre irrigation farm is situated along the tightly held Latrobe river and only a ten minute drive to the township of Sale. Currently used as a cattle backgrounding and fattening operation the property would lend itself to lucerne growing and fodder production. The property has an excellent fertiliser history. The majority of the property has been laser graded and sown to permanent pasture. Irrigation water is pumped from the Latrobe river and 98 megalitres of Latrobe river water rights are attached to the property. Reticulated water to troughs in each paddock provides water for livestock. The fencing is in excellent condition. A feature of the property is the steel cattle yards with a Te Pari air operated auto crush. The yards are concreted with a roof over the main working area. A comfortable three bedroom brick veneer home is set in an established garden setting with lovely north facing views. Agent Paul Bourke believes this hidden gem requires inspection, particularly in a year where feed and fodder will be at a premium as El Nino looms.