

2303 Peshurst-Dunkeld Road, Dunkeld, Vic 3294



Livestock For Sale

Thursday, 15 February 2024

2303 Peshurst-Dunkeld Road, Dunkeld, Vic 3294

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 311 m2

Type: Livestock



Jill McErvale
0409786285



Heath Templeton
0408368370

Expressions of Interest

Kani West is a highly productive livestock grazing property. Exceptionally well presented and maintained, the property is a turnkey operation situated on the southern end of the Grampians just a 5 minute commute from Dunkeld. HOME Three bedroom, two bathroom, three living room home with attached carport set in a delightful established garden with stunning Grampians views. • Kitchen with stone bench tops, dishwasher, electrical appliance cupboard, walk in pantry, induction cooktop and gas oven • Open plan kitchen, dining, living area with feature sky lights and excellent built in cabinetry • Formal lounge and dining room with window seats framing the magnificent mountain views, wood heater and reverse cycle air conditioning • Third living area offers flexibility to the floor plan • Master bedroom with built in robes, reverse cycle air conditioning, ceiling fan, ensuite with double vanity and separate shower and toilet • Bedrooms two and three with built in robes • Library/office with built in cabinetry • Laundry with linen press and utility cupboard FARM AND INFRASTRUCTURE • Cattle yards with under cover crush and work area, wash down facilities in concrete yards. Grass holding pens with water • Machinery shed with power and lockable chemical storage • Shearing shed-2 stand with steel sheep yards • Hay shed • Barn with power • Significant water infrastructure providing year round water security with 9 dams, 5 bores and town water connection • Majority of troughs sit on concrete pads • 27 paddocks plus laneways all with water and gates in most corners • Extensive laneway system for easy and efficient stock movement • Good fencing incorporating an electric fence system across the entire property • Pastures of Phalaris and clovers • Good fertiliser history • Fertile dark loam soils • Reliable rainfall district • Bordered by sealed roads on 2 sides • Road licence for 8.4 acres – 3.4 hectares Kani West is a credit to the owners for the planning, work and meticulous maintenance that has gone into the property. Strategic plantations, majestic red gums, excellent water security, reliable rainfall and stunning Grampians views all further compliment this quality offering! Situated just 5 km from Dunkeld, 30 km from Hamilton, 280 km west of Melbourne approx. Expressions of Interest Close Friday March 22nd at 1pm