

237-387 Russells Road, Mailors Flat, Vic 3275



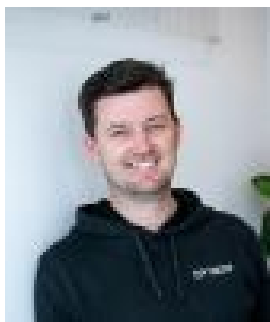
Other For Sale

Saturday, 23 December 2023

237-387 Russells Road, Mailors Flat, Vic 3275

Area: 40 m2

Type: Other



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Contact Agent

Here is something truly special. On the fringes of Warrnambool, we present this magnificent 101 acre approx. property prime for the picking. From the notable entrance and the whole way through, it's evident the hard work has been put in for you. All there is to do, is now build a home fitting for this parcel of goodness. Being over 100 acres and farming zoned, the ability to build a home is straight forward. Some of our favourite features of this property have to include the bush portion and the shedding. The bush portion of the block spans over approximately 10 acres and will be a great source of firewood as well as creating an enjoyable area to relax and retreat with the family. The shed is 25m X 9m giving 5 bays of space. Great user friendly yards are positioned nearby the shed where there is plenty of space to turn around. The fencing throughout the property is exemplary and new drainage lines have only recently been upgraded to polish off the block. A solar bore along with two 10,000 gallon water tanks will serve you well. An extensive fertilising and repasturing schedule has been implemented with great results. Laneways have been created and 14 separated paddocks created. The location here is simply sublime. A 5 minute drive will see you entering Warrnambool as well as only being a quick skip across to Koroit. This is a premium offering in the rural sector and we expect astute buyers to be alert and quickly interested. Secure your future and take this one now.