

240 Rothackers Road, Woodvale, Vic 3556

**McKean
McGregor**

Sold Lifestyle

Wednesday, 13 September 2023

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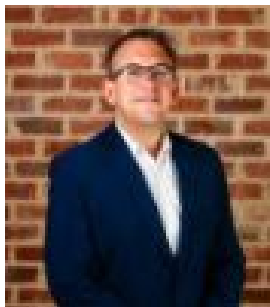
Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 367 m2

Type: Lifestyle



Drew Stratton

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Contact agent

Family owned for over 100 years and located in the well regarded productive Woodvale district, this opportunity boasts 8 titles and 11 allotments. Featuring a mix of black and red soils highly suitable for cropping and mixed farming, the property is available in 4 separate allotments or as a whole. The property lends itself to traditional agricultural pursuits, be it cropping and mixed farming, however given the proximity to the major regional City of Greater Bendigo, the possibility of smaller "lifestyle" purposes. Early 1900s red brick homestead is complete with SFH & split system air-conditioning. The home features a 1955 extension & updated kitchen (1999) with four bedrooms and a family bathroom. Currently used as 3 bedrooms and 2 living areas. Shedding:- 15.5m x 9.4m 2-stand shearing shed- 17.3m x 14.8m workshop (skillion side slightly shorter)- 24.1m x 11.7m bulk & open-fronted machinery shed- 15m x 15m hay shed- 21.3m x 9m machinery shed. The main livestock infrastructure is all located on Lot 1, however paddocks allow for movement across the entire farm and only crossing of low trafficked roads if required. Good water security is supplied by a combination of a well (no pump currently connected), 8 dams and access to Coliban pipeline (not currently connected) adjacent to east end of Lot 4 (Three Chain Rd). TOTAL AREA: 909.3 Acres / 367.99Ha Lot 1: 372.7 acres / 150.83 Ha Lot 2: 204.4 acres / 82.72 Ha Lot 3: 154.3 acres / 62.44 Ha Lot 4: 177.9 acres / 72 Ha Lot 1: 4 bedroom/1 bathroom home, good array of shedding, 5 water tanks and situated on the corner of Rothackers & Willis Roads. Fenced into 5 paddocks with 4 dams. Lot 2: Frontage to Loddon Valley Hwy. 2 paddocks & 2 dams. Lot 3: Frontage to Airstrip & Rothackers Roads. 1 paddock & 2 dams. Lot 4: Frontage to Rothackers and Three Chain Roads. Fertile creek flats, access to Coliban pipeline (not connected). Fenced into 3 paddocks. Disclaimer: All property measurements and information has been provided as honestly and accurately as possible by McKean McGregor Real Estate Pty Ltd. Some information is relied upon from third parties. Title information and further property details can be obtained from the Vendor Statement. We advise you to carry out your own due diligence to confirm the accuracy of the information provided in this advertisement and obtain professional advice if necessary. McKean McGregor Real Estate Pty Ltd do not accept responsibility or liability for any inaccuracies.