

# 244 Dawsons Track, Nilma North, Vic 3821

## Other For Sale

Friday, 31 May 2024

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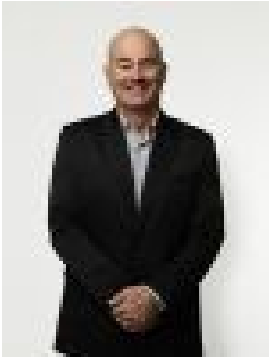
**Bedrooms: 4**

**Bathrooms: 2**

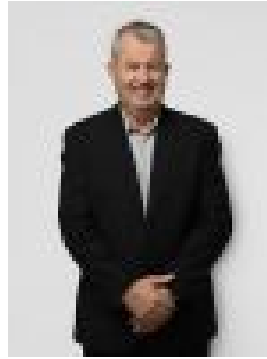
**Parkings: 5**

**Area: 97 m2**

**Type: Other**



Vin Quirk  
0417350720



Geoff Quirk  
0418515949

**\$5,950,000**

Situated in the respected and noted Nilma North farming district just 13 kilometres from Warragul with two road frontages and 360 degree views is this outstanding 97.43 hectare (240 acre) property. Sensitively developed and highly improved, the property is afforded with a panoramic aspect to Baw Baw, Strzelecki Ranges and over the surrounding countryside. A tree lined driveway with auto gate entry provides access to the privately positioned North facing residence immersed in an established and manicured garden setting. With expansive paving, appointments of the 33 square architecturally designed residence include 4 bedrooms, main with ensuite and walk in robe, study / 3rd living area, centrally positioned lounge with bay window and open plan family / meals arrangement bathed in natural light. Boasting uninterrupted and far-reaching views over rural countryside, modern kitchen with stone tops, split system heating & cooling, solid fuel heating, full double glazing, feature parquet flooring and east side living opening out to terraced entertaining area complete with relaxing fire pit. The serene nature of the property is enhanced and complimented with the attractive grounds and garden featuring expanse of lawn, specimen trees, established shrubs and vegie garden while the outdoor enthusiast will thrive on the purpose built moto cross track. Five cars are securely accommodated plus extensive on-site vehicle parking is also provided, while excellent shedding arrangement includes new 25x12 high clearance colourbond shed, 4 bay steel shed, hayshed, machinery shed, workshop and bonus converted self-contained one bedroom studio with kitchen and bathroom facilities. Additional improvements include security system, concrete wash down bay and expansive stock yard facility with covered steel crush and loading race. The highly productive and fertilised land of an undulating nature with summer flats is securely fenced into 30 main paddocks with laneway system, electric fencing and has several stands of shelter belts and majestic specimen gum trees creating an attractive rural panorama. The property boasts an excellent and reliable water supply with 20 meg irrigation dam, plus 2 additional spring fed dams pumped to storage tanks and gravity fed to troughs. Quite simply, an exceptional stud breeding property with excellent improvements, magnificent panorama superbly located in sought after farming district. Inspection of this quality and rarely available property is highly recommended.