

2492 Lavers Hill-Cobden Road, Simpson, Vic 3266



Acreage For Sale

Saturday, 27 April 2024

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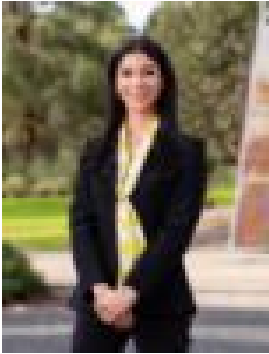
Bedrooms: 1

Bathrooms: 1

Parkings: 30

Area: 168 m2

Type: Acreage



Sara Bizre
0466225493



David Carroll
0417392191

\$4,000,000 - \$4,400,000

Farming Zone - Schedule 1 and Industrial 1 Zone. 416.37 acres (168.49 Hectares) - (ex.) KRAFT FACTORY • Close proximity to Great Ocean Road & Shipwreck Coast • Attractive well-sheltered and balanced arable country within a particularly favoured secure rainfall region with 6 dams and mains water connected. • 10 paddocks serviced by town water to troughs, 20 outlet points for irrigation to all paddocks. • Featuring an excellent building site (STCA) with a delightful outlook, and power available. • Exceptional factory warehouse space of over 5,000 m² made up of 5 x offices, 1 x board room, cafeteria, refrigeration lined cool/plant rooms with insulated concrete, store rooms, and maintenance room all with auto sense internal light and roll fast doors throughout complemented by a large air conditioner that is capable of 7 air changes per hour (temperature controlled) 3 phase power and water connected complete with large hardstand area (sealed) and space for 70 lot parking space. • Fire service (100 mm) is connected and serviced throughout the complex. • Maintenance/workshop shed with mezzanine, high roller doors to take in large plants and equipment complete with 3-phase power, mechanic pit and storage room. • Fast-fill water point 80 mm (metered off mains water) Expressions of Interest closes on the 17th of May 2024 Disclaimer: Advertised bedrooms & bathrooms are for listing requirements only