

**250 Woorndoo-darlington Road, Woorndoo, Vic
3272**



Lifestyle For Sale

Sunday, 11 February 2024

250 Woorndoo-darlington Road, Woorndoo, Vic 3272

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 21 m2

Type: Lifestyle



Toby Kent

0439566285

\$685,000 - \$705,000

There is no need to leave home when you have at hand the offerings of this complete lifestyle property on 50 acres in the peaceful surrounds of Woorndoo. Every box is ticked from the keen hobby farmer who wants to take on a proven investment in a variety of different livestock to those who are passionate for a paddock to plate lifestyle with the abundance of fruit trees and veggie gardens to compliment the diverse livestock production. Or perhaps you are simply seeking a great agistment property with sound fencing and secure water property round? Let's start with the home. Tastefully updated where necessary but still keeping it's country charm. Find 3 spacious bedrooms plus a kitchen which anchors the home, showcasing fantastic new cypress bench tops. A light filled living area is serviced by a wood heater and split system. The recently renovated communal bathroom offers a bath/shower combo and sleek vanity. A fantastic solar system ensure bills are kept to a minimum. Walk outside and it's difficult to know where to start with all the amazing features that this property has to offer including 50 acres (approx.) of highly diverse and productive farmland that has been utilized to it's fullest potential and all the hard work has been done for the lucky purchasers. Fantastic secure fencing divides the property in seven main paddocks which are all serviced by the bore. There are also multiple smaller holding paddocks. You are unlikely to ever run dry on water here, not only is there a bore onsite but a fantastic dam that has been re-walled and pumps all over the property which is ideal for watering the orchard and gardens surrounding the house. A market garden is ready to roll for those keen on sharing their food vision with others or simply living a lush paddock to plate lifestyle. The dam is also great for swimming in the summer surrounded by wildlife and fish. The historic shearing shed has been re-roofed and ready for your next sheep venture that also has water supply. Other shedding around the property includes a workshop, machinery, open bay carport and new hay shed. An improved set of cattle yards make handling and loading stock a breeze. Some of the animals to have called this property home include: cattle, sheep, emus, alpacas and chickens to name a few! Various plantations provide shelter to the property and there is never any need to buy in firewood with sugar gum plantations on-site! Set in a peaceful rural location, yet central to towns of Mortlake, Lake Bolac and Camperdown whilst very accessible to cities such as Warrnambool (76kms), Hamilton (80kms) and Geelong (143kms). An inspection truly is a must to appreciate the hard work and care taken to create this property into a self sufficient, complete lifestyle package ready for the lucky new purchaser to reap the rewards and call this one home!