

**302 Mortlake-Ararat Road, Mortlake, VIC, 3272**



**Sold Rural**

Friday, 12 May 2023

302 Mortlake-Ararat Road, Mortlake, VIC, 3272

Type: Rural



Rob Rickard  
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## Outpaddock / Lifestyle Opportunity

79 Acres \* (32 Hectares\*)

Featuring:

- ☒ A high productive parcel of arable volcanic land ideal for cropping and grazing (beef, sheep, dairy outpaddock)
- ☒ Comfortable early 1900's weatherboard home comprising modern kitchen / dining, separate north facing lounge, 3 bedrooms plus a study.
- ☒ 10m x 8m machinery shed, hay shed, shipping container, steel cattle yards with loading ramp.
- ☒ Outstanding bore water supply for stock and domestic use
- ☒ Extensive bitumen road frontage.
- ☒ Excellent location, just 3km north of the township of Mortlake

Auction: Friday 16th December at 1:00pm (on site)

Inspections strictly by appointment

\*denotes approximately