

354 Stoneleigh Road, Marong, Vic 3515

**McKean
McGregor**

Sold Mixed Farming

Thursday, 4 April 2024

354 Stoneleigh Road, Marong, Vic 3515

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 242 m2

Type: Mixed Farming



Drew Stratton

0414576371

\$3,700,000

EOI Closes Thursday 23rd May at 12:00pm (unless sold prior) Peace and privacy are guaranteed at this productive farming property west of Bendigo, 10 minutes from Marong and less than 30 minutes from the regional city's CBD. Comprising four allotments bound into one title, the farm has a proven track record over more than four decades in wool and lamb production and the growing of cereal crops. Sitting on over 240 hectares of land, with excellent infrastructure, great shedding and fully fenced paddocks, the property is perfect for a buyer seeking good country, rural living and convenience. In the heart of the renowned Woodstock on Loddon District, the land and home are positioned between Marong and Newbridge with a range of local services including shops, eateries, schools and sporting facilities, just minutes away. - Great shedding including main workshop (12m x 7.6m); shearing shed (12m x 11.2m); and 2 x machinery sheds (15.2m x 12.5m and 11.8m x 8.8m) - 5 x dams - S&D bore (pressure pump to tank; gravity fed to troughs) Excellent water options, including tanks, dams, and bore water, service the various fenced paddocks. The highly productive, well fertilised red loams, boosted by applications of fowl manure, with natural pastures of clover enable the farming of a variety of commodities. Set back from the road, the driveway leads to a lush house block with established trees and a weatherboard cottage. The front porch leads to the main entry, and to one side of the entry hall is a good-sized living and dining space. The lounge opens into an updated kitchen and towards the rear of this room is a door to the backyard, and a door into a refurbished laundry. On the other side of the home are three bedrooms, and a bathroom. Outdoors, an entertaining space off the back of the house overlooks the mature garden, and beyond the house block are multiple outbuildings. Additional features: - Split system heating and cooling - Solid fuel heating in lounge - Fully updated kitchen and laundry - Quality kitchen appliances including dishwasher, wall oven, and four-burner electric cooktop - Carport (6.9m x 3.3m) - 12 x fully fenced paddocks (with central laneways for ease of stock movement) - Productive country with red loam soil types - Rubbish and mail service to roadside - External blinds - Water tanks

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.