

384 Melrose Road, Cooriemungle, Vic 3268



Sold Other

Monday, 11 September 2023

384 Melrose Road, Cooriemungle, Vic 3268

Area: 39 m2

Type: Other

Contact agent

Centrally located 97 ac/ 39.25 Ha farm situated on a main bitumen road in the heart of the highly productive Heytesbury settlement. The immaculately kept property is well divided into ease of grazing management paddocks serviced by an all weather access laneway. Conveniently the property has power connected to the cattle yards and the reliable main water storage dam. Water is delivered throughout the property via header tank to high volume troughs. There are also various other dams throughout the property. The modern steel cattle yards offer excellent stock management ability with crush, race and loading facilities for truck and trailer. Crushed sandstone lines the main holding yards with concrete for the higher traffic areas. A disused milk and engine room offer weather protection as an added bonus. The well elevated and drained fertile deep loam productive soils are sown to a rye and clover base providing high pasture growth and utilization capability, backed by a very strong fertiliser history. Ideally suited for primary production pursuits, the property does offer lifestyle opportunities (STCA), given the location, façade towards the Great Southern Ocean and electricity availability. Inspection via appointment with agent only.