

# 40 Crothers Lane, Grassmere, Vic 3281



## Livestock For Sale

Friday, 24 May 2024

40 Crothers Lane, Grassmere, Vic 3281

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Livestock**



Nick Adamson



Penny Adamson  
0407600767

## Expression of Interest Close 24 June 12PM

For sale in 2 Separate Lots LOT 1: A delightfully renovated 3Brm Federation home C1910 with outstanding valley views on 4.78 acres/1.934 ha or thereabouts. Conveniently located at the end of quiet no through lane only 13km north Warrnambool and easy walking distance to highly regarded Grassmere Primary school. immaculately presented family home with new roof and very stylish as new kitchen and bathroom. Subdivided into 3 stud stock paddocks ideal for Pony or boutique agricultural pursuits. excellent water with two large fresh water tanks and bore for garden and stock. LOT 2: Prime grazing land of 185.82 acres/ 73.1ha or thereabouts with Merri river frontage and long season flats. Featuring three road frontages including Ibbs Lane, Crothers Lane and Grassmere Road. Picturesque rolling hills with versatile soil types and perennial pastures of grey loam basalt soil types running onto productive heavier loam river flats. Excellent subdivision of 5 paddocks with upgraded and new fencing with stock water provided by equipped new electric bore, plus windmill on bore. Ideally suited for beef cattle breeding and fattening or alternatively dairy out paddock purposes. Outstanding home sites providing elevated and picturesque rural and river views. A rare opportunity to purchase a very tightly held holding with same family ownership since 1870's. FOR SALE By Expression of Interest Closing Monday 24th June 2024 at 12pm. Property Briefing Document, Expression of Interest Forms and Vendor Statement available upon request from exclusive selling agents:-Nick Adamson - 0418 571 589 Penny Adamson - 0407600767