

400 Aitkens Road, Bengworden, Vic 3875



Sold Other

Tuesday, 26 September 2023

400 Aitkens Road, Bengworden, Vic 3875

Bedrooms: 7

Bathrooms: 3

Parkings: 3

Area: 957 m2

Type: Other

Contact agent

Bill Wyndham & Co Real Estate is pleased to present 'Gracemere' for sale, a quality grazing and notable rural holdings of 2,365 acres (957ha) renowned for its versatility & productive capacity. Located in the rural district of East Gippsland, 270km East of the Melbourne CBD & just 22km from the City of Bairnsdale, supported by its extensive homestead, additional accommodation and working infrastructure, excellent balance of topography, water supply & maintenance upkeep.

- Consisting 13 titles, recently referenced to 30 paddocks.
- Over 20km of new fencing and central laneway systems.
- 4 stand working shearing shed, machinery sheds & workshop.
- Both cattle & 2 sets of sheep yards.
- Homestead: 4 bedroom, 2 living areas & sunroom.
- Cottage: 3 bedroom, 1 living area & double carport.
- 38 ha of woodlots & excellent shelter belts throughout.
- Well watered with 2 bores, trough to each paddock & 14 dams.

GRACEMERE ACCOMMODATION-HOMESTEADThe homestead comprises a four-bedroom, two-bathroom, a combined kitchen/dining/lounge, large central family room with open fireplace & sunroom. Set within an established and expansive Mediterranean themed garden with established orchard offering a stunning rural outlook to the south to the waters of Lake Victoria.

THE COTTAGEAdditionally, a renovated three-bedroom, one-bathroom fully self contained 'managers residence' with good sized kitchen & lounge. Large outdoor pergola and 2 car carport.

SHEDDING, INFRASTRUCTURE & FENCINGA 4 stand working shearing shed capable of holding 1200* woolly ewes, a 3 bay machinery shed with separate workshop, sundry shedding, 2 silos & fuel tanks. Quality support infrastructure including a new set of semi-permanent sheep & cattle yards and a secondary set of sheep yards at southern end of farm. Fencing is impeccable with over 20km of new fencing and central laneway systems for ease of stock movement.

GRAZING ENTERPRISE/CARRYING CAPACITYCurrently supporting a mix of both cattle & sheep grazing with the carrying capacity of approximately 8800 DSE.

TOPOGRAPHY, SOILS, PASTURE & PADDOCKS.The land comprises variable topography, ranging from gently sloping to large expanse of flat. Soils on the property include, sandy loam soil types with a clay base. Pastures include a mix of Cocksfoot, Phalaris, Subclovers, Kikuyu, Chickory, Premie Digit, Bambatsi and Rye. Broken down into 30 arable paddocks at an average of 30ha each & each watered via a trough.

TRUST FOR NATURE/WOODLOTS

- 38ha of woodlots in which 12ha is in a joint venture agreement.
- 27.5ha of wetlands plot that is under Trust for Nature agreement.

WATERQuality water infrastructure including 2 very good electric bores servicing troughs to most paddocks, 14 dams throughout farm with an abundance of shelter belts, rainwater tanks to the house, cottage & shedding and 300m of Toms Creek Frontage. Toms Creek known as a very good deep water creek catering for boating, fishing and kayaking.

SALE PROCESS'Gracemere' is for sale by Expressions of Interest closing Thursday 2nd November 2023 at 3pm if not sold prior**. A detailed information memorandum is available on request. Inspections by appointment only.

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