

445 Burchetts Lane, Caramut, Vic 3274

House For Sale

Wednesday, 12 June 2024



445 Burchetts Lane, Caramut, Vic 3274

Bedrooms: 3

Bathrooms: 1

Parkings: 20

Area: 10 m2

Type: House



Wilson S

0355612777

\$625,000

If you are looking for some rural acreage (10.23 hectares approx.), privacy and seclusion being surrounded by farming land on a quiet country lane, substantial shedding, and a 3 bedroom home, then we have it all here for you at an affordable price point. Located just out of Caramut, central to Warrnambool (45 minutes), Port Fairy (50 minutes), Hamilton (40 minutes) and the Southern Grampians (30 minutes). The home itself is a 3 bedroom weatherboard soldier settlement home, whose kitchen has had an update at some stage. There are two HUGE sheds, plus other reasonable sundry shedding/stables. There are two HUGE sheds, plus other reasonable sundry shedding/stables. The larger of the two sheds is only approx. 6 years old and is approx 27m x 12m in size, sitting on a 150mm concrete slab, complete with internal central office space. The second shed which features two ample height roller doors, is approx 18m x 12m in size, and is also in very good condition, while there is also a 2-bay machinery shed, open front stable/shed, and another garage/workshop. There are 6 x 22,500 litre water tanks, 6 kilowatts of solar power (24 panels), and a 1,500 square-metre dam. Lovely established gum trees and more, contact us to arrange an inspection any time. Disclaimer: For Statement Of Information & Due Diligence please head to our website at www.wilsonswarrnambool.com.au. All measurements are correct to the best of our knowledge, as provided by property owners and external websites. Please complete due diligence to confirm.