

# 509 Smarts Hill Road, Cardigan, Vic 3352



## Mixed Farming For Sale

Friday, 22 March 2024

509 Smarts Hill Road, Cardigan, Vic 3352

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type: Mixed Farming**



Sean Simpson



Bram GUNN  
0400683222(AllHours)

## **Forthcoming Auction**

To be Auctioned in two Lots Wednesday 24th April, 2024 @ 2pm Burrumbeet Soldiers Memorial Hall Lot 1 'Raheen Homestead' 10.85HA/26.81AC 'Raheen Homestead' is a much-treasured family home. Built in 1948, this comfortable homestead has many attractive, original features including; 3 bedrooms (2 with BIR and ceiling roses); all-electric kitchen with large pantry; spacious dining/living room (a 1974 extension on a slab); formal lounge; original bathroom with vanity and bath; electric HWS; rear porch extension which includes powder room and separate shower. The carpet is quality NZ wool. Established gardens surround the residence. Regular maintenance has been undertaken. The external weatherboards have recently been stripped and repainted and the spouting is in good condition. The roof is mostly tiled. There is an electric split system, LPG heater, solid fuel heater and open fires. Extensive farm improvements include: 2 stand woolshed and old timber yards; large Lysaght silo; huge, old thrasher/machinery shed; 2 single garages; lined bungalow; cowshed/dairy and multiple additional small sheds inc. henhouse and dog run. A Stock bore is on site (needs refurbishing). The house water is collected in numerous tanks. Lot 2 'Raheen' 114.8HA/283.67AC. This property adjoins 'Raheen Homestead'. Quality Basalt Clay loams 95% arable. Subdivided into 7 Paddocks. Reliable 700 mm Rainfall. Numerous Surface Dams. 18 km Ballarat CBD, 135 km Melbourne CBD, 100 km Geelong Contact selling agents for further details.