

531 Cape Paterson Road, Cape Paterson, Vic 3995

Mixed Farming For Sale

Friday, 14 June 2024



531 Cape Paterson Road, Cape Paterson, Vic 3995

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 195 m2

Type: Mixed Farming



Phil Hanley
0417140508



Cal Nation
0439334163

EOI ending 26th July 2024 @ 2pm \$9.6 m to \$10.6 m

Expressions of Interest Closing 26th July 2024 @ 2pm unless sold prior. Discover the perfect opportunity to create your dream rural lifestyle on this expansive 482-acre property in Cape Paterson. Zoned for farming and boasting a mix of undulating land and sheltered Messmate flats, this versatile property offers a range of possibilities for the astute buyer. Currently operating as a thriving beef and sheep farm, the property features a colorbond 2 stand shearing shed and sheep yards, as well as 16 main paddocks for efficient livestock management. With a reticulated water system and 3 main surface dams, water supply is never an issue. The ranch-style 4-bedroom home is ideal for comfortable family living, with built-in robes, an ensuite, and open plan living areas. Additionally, a second 2-bedroom home with 2 garages provides ample space for extended family or guests. Conveniently located just minutes from Wonthaggi, and Inverloch, this property offers easy access to shops, schools, and stunning coastal attractions. Plus, with a 90-minute drive to Melbourne, you can enjoy the peacefulness of rural living while still being connected to the city. With its 2 km frontage to Cape Paterson Road, this property presents a rare opportunity for various developments, subject to Council and State Government Planning Approval. Whether you envision a links-style golf course and accommodation, a large-scale caravan park and accommodation complex, or an equine training centre, the possibilities are endless. Don't miss out on this extraordinary property - contact us today to arrange an inspection and explore the endless potential that awaits you at 531 Cape Paterson Road. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.