

**536 O'Brien Road, Lockington, Vic 3563**

*Elders*

**Sold Other**

Saturday, 25 November 2023

536 O'Brien Road, Lockington, Vic 3563

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 191 m2**

**Type: Other**



Wayne Eeles  
0428168567

## Contact agent

Phoenix Park 536 O'Brien Road, Pine Grove, Lockington Vic191 HA/472 AC- 2.77 ML/Day delivery ShareExceptional and Versatile Irrigation FarmPhoenix Park is located in the hub of the most productive irrigation country in Northern Victoria.This special property boasts excellent layouts on rich dark soil types, approximately 50% under irrigation, however further irrigation would be very simple. Ideal for lateral or pivot irrigators.Phoenix Park is presented in pristine condition with 95% new fencing, laneways, and double gate access. All on improved and quality pastures. Shedding includes 2 hay sheds 18m x 9m and 20m x 9m, a machinery shed 22.5m x 7.5m and 14m x 8m(4 bays) 1 bay is lockup workshop and pump shed, and 2 stand shearing shed. The property also enjoys excellent steel cattle yards.Phoenix Park Angus, as it is known, has been run as a stud for a number of years, but is ideal for fodder, fattening or breeding. The property is divided into a number of paddocks, all with water troughs. A fully renovated 3 bedroom B/V home compliments the farm, both inside and out with warm, tasteful decorating and picture perfect garden areas outside. The home has many features including wool carpets, drapes, considered lighting and polished timber floors. The home also boasts a superb new bathroom. There is also a large bedroom with its own entrance, ensuite, walk in robe, new wool carpet and drapes. Heating and cooling are of plenty in this well insulated home. Step out to generous verandahs overlooking an inground pool area and most attractive gardens. A full list of household particulars is available at your request. "Phoenix Park" is offered in the finest of condition by our splendid vendors who are moving on to retirement.