

**7533 Western Highway, Drung, Vic 3401**



**Sold Cropping**

Monday, 11 September 2023

7533 Western Highway, Drung, Vic 3401

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 288 m2**

**Type: Cropping**

**\$7,075,000**

A rare & unique farming opportunity exists. Auction: Friday 20th October at 1.00pm. VENUE: Haven Hall, 4378 Henty Highway, Haven 3401. Auction Terms: 10% deposit On offer is a total of 288 hectares or 712 acres in 4 titles with 4 road frontages. Located on the Western Highway in the Drung/Taylor's Lake/ St Helens Plain area, consisting mainly of high yielding black cropping soil types. Previous crops grown have been, Lentils, Beans, Barley, Wheat, Oaten hay & Clover with Lucerne currently around the house paddock to provide some greenery in Summer. Improvements include an impressive 4 Bedroom modern brick home built in 2004 with sensational mountain views along with excellent shedding and farming infrastructure, all close to Taylor's and Green lakes for recreational water activities. Another feature of the property is several channels running through and along the property boundaries offering a great lifestyle if you enjoy your fishing and yabbying. This magnificent home has four large bedrooms all with walk in robes, the master includes an ensuite with double basins and mountain views that can be seen from in bed for that added premium feel, this home will not disappoint when it comes to entertaining with a large open plan kitchen living space that opens onto the large, 9m x 9m covered patio area and adjoining 16m x 8m garage all overlooking the Grampians. Also included is a separate formal living room, a wood fire heater and ducted evaporative air conditioning. The spacious main bathroom comes with a spa to enjoy after a hard day's work. Features of the home include: Ducted Vacuum system Ducted Evaporative Cooling Wood Heating with integrated ducting throughout home. St George S/S Double oven & electric cooktop. Fisher & Paykel S/S Double Drawer Dishwasher. Large walk in Pantry/ 2nd kitchen area Timber feature floors throughout dining & Kitchen. Full wrap around veranda's Large feature fishpond 5 large Poly Rainwater Water Tanks and pump. 9m x 9m outdoor area 50' x 25" - ( 15m x 7 m ) Garage at house with toilet and wash area. Farm features include: 100' x 70' - ( 30 m x 21m ) Workshop/storage with approx. 4.7mt clearance with power and part concrete floor with security cameras. 140' x 60' - ( 42m x 18m ) - 5 bay Machinery/Hay shed with approx. 6.0m clearance. 4400 Lt diesel storage tanks and pump/bowser. Good fencing with internal access tracks 2 Dams, house dam with pump. 2 X GWM Pipeline Water Connection points with a 31,500 Lt large storage tank at shed. Silos potentially available by negotiation if required. Excellent biosecurity with 4 road frontages with minimal direct neighbours.