

# 777 Elaine - Mt. Mercer Road, Cargerie, Vic 3334



## Lifestyle For Sale

Thursday, 14 December 2023

777 Elaine - Mt. Mercer Road, Cargerie, Vic 3334

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 20 m2**

**Type: Lifestyle**



Andrew Rice

**\$850,000 - \$935,000**

.Wonderful Rural location situated 8km off Midland Highway via Elaine – Mt.Mercer Road, 14km Meredith, 24km Buninyong, 37km Ballarat and 60km to the centre of Geelong..Perfectly positioned, with Elaine – Mt.Mercer Road (sealed) and Bakes Road (gravel) frontages. Privately sited BV farm residence introduced by its appealing long driveway entrance, extensive native trees, a variety of fruit trees and feature ornamental dam in a wonderful setting..Comprising 3 bedrooms, lounge/living room (wood heater & split system), kitchen (electric) meals area, bathroom and 2 toilets in total. Domestic water via 35,000 litres (approx.) tank supplies. A further 13,600 litre catchment tank located at the shearing shed, inter connected to domestic tank supply, assuring ample water.The farm offers 3 large, sheltered paddocks, and 4 smaller holding paddocks (electrified in part) and watered by troughs (via main dam with electric pump) in addition to a smaller dam at rear of property.. An excellent functional farm currently utilised for hay production and grazing with 2 stand (1 operational) shearing shed, 2 smaller hay sheds, chook shed and workshop/shed (not powered)Inspect by appointment.