

**840 Invermay Road East, Drouin South, Vic 3818**



**Sold Dairy**

Monday, 4 September 2023

840 Invermay Road East, Drouin South, Vic 3818

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 121 m2**

**Type: Dairy**

**\$5,000,000**

Operated by the same family for over 70 years, 'Minnieburn Springs' is a 300 acre (Approx.) model dairy farm, combining time proven methods with state-of-the-art technology. Winner of the 2016 Victorian Landcare award, the environment and sustainability are high on the agenda. The innovative approach to farming has produced a highly productive business whilst mindful of the natural ecosystems, animal welfare and energy efficiency. Cutting edge milking technology, water proficiency, meticulous pasture management and diversity has not only generated profitable outcomes but reduced man hours and staffing. Infrastructure includes:

- Three bedroom brick residence.
- Dairy shed with four GEA milking robots.
- Steel framed calf sheds with automated feeders.
- 35Kw solar unit feed back to the grid.
- High clearance 25m x 12m powered machinery shed, semi-enclosed with three lockup bays and concrete flooring.
- Four bay open machinery shed.
- Eight ton silo.
- Two sets of stockyards, one partially covered with loading race.
- Hay sheds and miscellaneous storage sheds.

An abundance of water is supplied by a licensed 20 megalitre irrigation dam, smaller dams, multiple tanks, the Minnieburn and OMahoneys Creeks. Well laid out and with a network of access lanes, the picturesque elevated acreage is gently undulating with fertile river flats and a small pocket of fenced off remnant vegetation. An intensive revegetation project over 30 years ago has created substantial shelter belts for stock and wildlife corridors throughout the property. Comfortable and well maintained, the residence includes a functional, all electric kitchen, meals and family living area, formal sitting room, large laundry/mudroom, powder room and a bathroom. Amply equipped, the kitchen includes timber cabinetry, ceramic cooktop, oven, dishwasher and a step-in pantry. The bathroom has a corner spa bath, shower, vanity unit and can also be accessed directly from outside. Large windows in the living areas maximise the light and superb views of the countryside. Split system air conditioning and an inbuilt solid fuel heater in the sitting room maintain climate control. Updated robes in the bedrooms and generous cabinetry in the laundry cater for storage. A covered deck, accessed from both living areas, is the perfect spot for family barbeques and to relax after a day out on the farm and enjoy the beautiful setting. An oversized double garage, with a concrete floor and two roller doors, adjoins the home. The property is less than 15 minutes from Warragul and the freeway, 15 minutes from Drouin and there is a school bus stop at the end of the road. This is an exceptional opportunity to be part of the next generation in farming with a focus on sustainability, efficiency and consideration of the natural environment whilst maintaining the ideal balance of work and lifestyle.