

# 870 Smarts Hill Road, Bo Peep, Vic 3351

## House For Sale

Saturday, 3 February 2024

870 Smarts Hill Road, Bo Peep, Vic 3351

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 34 m2

Type: House



Chris Leonard

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## **Auction Friday 8th March @ 2pm**

Introducing "Alexs," a remarkable land opportunity spanning approximately 87 acres in the prestigious Blue Ribbon farming district of Bo Peep. This property, held within the same family for about 60 years, showcases the exclusivity of the area, making this sale a once-in-a-lifetime prospect. "Alexs" comes with significant improvements, including a large hay shed, a standalone machinery shed, and a high-quality shearing shed complete with power and sheep yards. A unique feature of this property is its reliable stock bore, a rarity in Bo Peep, providing water for both livestock and house gardens. The comfortable farmhouse on the property offers 3 or 4 bedrooms, recently upgraded with new windows and external house cladding, ensuring a blend of traditional charm and modern comfort. The land itself is thoughtfully divided into 3 paddocks and benefits from dual road frontage on Cuthberts and Smarts Hill Roads, offering excellent access and flexibility. Situated near Lake Burrumbeet, "Alexs" enjoys the tranquillity of rural living while being conveniently located just a 10-minute drive from all the services and amenities of Alfredton. This property presents a unique opportunity for those seeking to invest in a highly sought-after area, known for its agricultural productivity and scenic beauty. Auction Friday 8th March @ 2pm (Location Burrumbeet Hall) Terms - 10% Deposit and settlement 120 days or earlier by mutual agreement. Early access for the purpose of autumn cropping of the land only, will be granted before settlement and upon unconditional contract. Please note the following items are excluded from the sale, wool press, shearing table, 3 shearing plants, all hay in the hay shed. Ballarat's Best-Selling Team