

# 1100 Barrabool Road, Barrabool, Vic 3221

HF RICHARDSON

## Acreage For Sale

Sunday, 23 June 2024

1100 Barrabool Road, Barrabool, Vic 3221

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 55 m2

Type: Acreage



Tony Hyde  
0401736136

**Expressions of Interest: Close 23/07/24 at 11am**

Expressions of Interest Offers Close: Tuesday 23rd July @ 11:00am \_\_\_\_\_ Tucked away in the rolling hills of Barrabool, "Merindah" offers an unrivalled rural lifestyle in a dress-circle position. Enjoying triple road frontage and covering 137 acres\* with an exceptional rural outlook, this first-class acreage holding is well-supported with highly productive pastures, versatile soils, a permanent bore and well-structured paddocks. The family home has been perfectly located, sitting in a natural hollow (out of the way of prevailing winds) and takes advantage of expansive valley views towards the Geelong CBD and Corio Bay. Enjoying 4 bedrooms (master with ensuite & WIR), 2 bathrooms, a large living room with exceptional views over the farm, dining space, meals area with wood fire and split system heating & cooling, kitchen with walk-in pantry storage, an external laundry, adjoining storage room and a double lock-up garage. Next to the home sits a large machinery shed with plenty of undercover parking for cars and a tractor, plus 2 lock-up sections for tools and other farming equipment. Externally the property suits a variety of farming pursuits and has been well structured with 10 main paddocks, multiple supplementary/day paddocks close to the house, bore water supply to all troughs, electric fences, established shelter belts, stock yards, 6 main catchment dams and the rare benefit of triple frontage and road access off Barrabool Rd, Haines Rd and Wedgetail Lane. This property provides plenty of flexibility with the current family home offering comfortable living in a quiet position, whilst the undulating natural landscape offers the potential to build your dream home (STCA) up on the hill to take advantage of a multitude of sites that enjoy exceptional elevated views. All of this is conveniently located just a few minutes from the town of Ceres, 11 minutes to Highton Village, elite private schools only a short drive away (incl. Geelong Grammar & Geelong College) and the nearby Hamilton Highway or Barrabool Road on-ramps provide easy access onto the Ring Road/Princes Highway for an easy trip up to Melbourne or across to the Surf Coast beaches. \_\_\_\_\_ \*denotes approximate