

70 Nolan Road, Bass, Vic 3991



Livestock For Sale

Wednesday, 26 June 2024

70 Nolan Road, Bass, Vic 3991

Bedrooms: 11

Bathrooms: 5

Parkings: 2

Area: 129 m2

Type: Livestock



Mark Holmes
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Contact Agent

Situated amongst the picturesque landscapes of Bass, Victoria, 70 - 72 Nolan Road offers an extraordinary opportunity for the discerning investor or family seeking a lifestyle steeped in both history and natural beauty. This exceptional acreage/rural lifestyle property spans an impressive approx. 321 acres with 4 separate titles, 3 homes and featuring the gentle bends of the Bass River and encapsulating a rich heritage as one of the original selections for the new settlement of Bass, the 3rd in Victoria selected by Hugh and Thomas Samuel in 1860. Throughout its storied past, this land has been transformed from cattle grazing to dairy farming and cropping, now boasting a reputation for producing premium quality Angus cattle. At its heart lies the Main Home, a Circa 1905 treasure that exudes historical elegance, having recently been refurbished to cater to contemporary tastes while preserving its original charm. In addition to the storied mansion, the estate comprises two further residences—a modern styled brick veneer family home serving as a manager's residence, and a refurbished cottage perfect for workers or as a rental property. This trifecta of homes across three titles ensures ample space for a large family, guests, or a combined living and investment arrangement. This property is a sanctuary for those who yearn for the tranquility of country living with the advantage of an immediate and stable income. With excellent drainage across all paddocks, well-maintained laneways leading to both cattle yards, and a setup primed for beef farming, it presents as an operational delight. Rarely do properties of this magnitude and calibre come to market in the Bass area. Embrace the chance to pen the next chapter of this historic estate's story and secure a legacy for generations to come at 70 - 72 Nolan Road and 141 Lynche Road Bass.