

**1067 Darlington-Carranballac Road, Darlington, VIC,** 

**3271**

**Sold Rural**

Wednesday, 18 September 2024

1067 Darlington-Carranballac Road, Darlington, VIC, 3271

**Bedrooms: 4**

**Bathrooms: 1**

**Type: Rural**

## VERSATILE CENTRAL SOUTH WESTERN DISTRICT

### HEALTHY MIXED FARMING PROPERTY PART CROPPING / GRAZING

Centrally located and convenient to Streatham, Skipton, Mortlake and Derrinallum

Highly regarded tightly held Darlington Area

593.87 ACRES "TRALEE" 240.33 HECTARES

Wide variety of gently sloping brown and red volcanic loams, warm volcanic rises, heavier clay flats and a wetland area.

☒ Featuring some cereal, oilseed and summer cropping areas; together with established and annual pasture species - consistent fertilizer history (past 3 years).

☒ Watered by bore and 4 dams.

☒ 4BR WB home, with kitchen/meals, lounge, bathroom and enclosed veranda in a sheltered garden setting.

☒ 2 stand woolshed, sheepyards, machinery shed, barn and old dairy.

☒ Frontage to sealed Darlington - Carranballac Road and Old Chatsworth Road (gravel).

☒ Long term average annual rainfall (550 mm). Strategically positioned approx. one hour to Ballarat, Warrnambool, Hamilton and Colac.

Michael Stewart: 0418 520 467

Nick Adamson: 0418 571 589

Will Lord: 0434 239 772