

1099 Ayresford Road, Ecklin South, VIC, 3265



Rural For Sale

Saturday, 31 August 2024

1099 Ayresford Road, Ecklin South, VIC, 3265

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Type: Rural

"Ecklin South" - Get a Start in South West Victoria!

A rare opportunity to acquire multiple titles in one of the South West's prime farming districts.

A total of 4 titles on offer, this property and land is situated 10* minutes to Terang and Cobden and less than 30 minutes to Warrnambool and the local beaches. For any family, schools are easily accessible with buses to Terang, Cobden, Camperdown, Noorat and Warrnambool.

The house is located on Ayresford Road and is situated on 3.5* acres and features a refurbished home with 3 bedrooms, bathroom, large living space and plenty of shedding.

The machinery shed is 18mx16m along with a hay shed that is 18mx10m.

With road access, the remaining 298* acres on 3 titles, this is a great opportunity to extend your farming portfolio, out paddock or commence operations in the primal pastures of the south west.

With just over 298* acres with dual road frontage via Ayresford Road and McConnells Road, this ideal grazing land offers plenty of established trees which make it ideal for carbon credits and features a bore and electric fencing.

INFRASTRUCTURE -

- There are a total of 19 paddocks serviced by a central laneway with 2 inch water pipes servicing all troughs on the farm
- Three phase power, bore and machinery shed
- Cattleyards
- Hayshed / calving shed

All 3 titles connect but can be sold off separately and accessed via McConnells Road.

Ecklin South has a strong average rainfall of 849mm* per year which makes it safe grazing land.

LOT 1 - 69 acres with a shed with three phase power & bore

LOT 2 - 127 acres with yards and a dam

LOT 3 - 100 acres with a shed

LOT 4 - House with 3.2 acres with disused bore that could easily be restored

With plenty of established trees not only is this a great area to reside and farm but also to kick back and enjoy much of the local wildlife with birds and koalas.

LOCATION -

- Terang - 12km*
- Cobden - 19km*
- Camperdown - 28km*
- Warrnambool - 38km*

#Agriculture #Farm #Farmer #Farming #Cattle #Dairy #CountryLifestyle #CountryLiving #Terang #Cobden
#Camperdown #Warrnambool #RayWhiteGroup #RayWhite