

119 Middletons Road, Larpent, VIC, 3249



Sold Rural

Wednesday, 18 September 2024

119 Middletons Road, Larpent, VIC, 3249

Bedrooms: 4

Bathrooms: 1

Type: Rural

ATTRACTIVE QUALITY COLAC DISTRICT PROPERTY

HIGHLY PRODUCTIVE TIGHTLY HELD RELIABLE AND VERSATILE LARPENT AREA
PICTURESQUE POSITION (ONLY 10 MIN SW OF COLAC) - RICH ARABLE COUNTRY

DAIRYING BEEF STUD PRIME LAMBS LIFESTYLE INVESTMENT
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204 ACRES "CALDERBRAE HOLSTEINS" 82.85 HECTARES
DAIRYING BEEF STUD PRIME LAMBS LIFESTYLE INVESTMENT

Superb gently undulating well drained predominantly sandy loam soils, suitable to a myriad of agricultural pursuits; well fertilized with fully improved pastures. Abundant water from large catchment dam (6 Megalitre - Solar Pump), windmill over bore plus Town Water to holding tank and pressurized to troughs in all 27 main well fenced paddocks (serviced by central laneways). Numerous additional smaller paddocks with new and established shelter plantations. Beautifully appointed spacious 4 BR weatherboard Home set in a lovely private established garden. Accommodation includes formal lounge, open plan kitchen/dining, study/office, bathroom, undercover entertaining area, double garage with attached storage room. Nearby School buses to primary and secondary schools. Mail delivered to gate. Well-equipped 15 aside swing over Dairy, 5,500 litre vat, auto feed system, 190 cow capacity yard, feed pad (50 cow capacity), machinery shed (80x20- power- concrete workshop section), 4 bay calf shed (48 x 20) Rural properties of enviable reliable location, absolute quality, highly productive and versatile characteristics in a most sought after area. Owners Retiring