

**1330 Corangamite Lake Road, Alvie, VIC, 3249**



**Rural For Sale**

Wednesday, 18 September 2024

1330 Corangamite Lake Road, Alvie, VIC, 3249

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**

## **BLUE CHIP COLAC DISTRICT IRRIGATION FARMING ENTERPRISE**

RENOWNED HIGHLY SOUGHT AFTER TIGHTLY HELD ALVIE AREA  
UNDER 15 MIN TO COLAC CENTRAL 1 HOUR TO AVALON AIRPORT, GEELONG AND BALLARAT  
MAGNIFICENT RICH RED VOLCANIC SOILS PRODUCTIVE POWERHOUSE COUNTRY  
471.31 ACRES "CARMEL" 190.73 HECTARES

DAIRYING VEGETABLE PRODUCTION LUCERNE FODDER STUD INVESTMENT

High-performing, well-managed, presented and appointed property boasting first-class improvements, outstanding land and elite production capability and versatility. A 'turnkey' operation.

Featuring the choicest well-balanced and drained highly productive soils in the district historically grown bumper onion and potato crops.

Carrying top quality predominantly perennial pastures with an outstanding fertilizer history.

Tremendous Irrigation infrastructure, with an enviable 431.4 megalitre pristine ground water irrigation licence.

Extensive underground mains to three centre pivots and 17 hydrants. Three excellent high volume bores.

Drought-proof water supply via quality bore reticulated to 1,000-gallon troughs in all 52 paddocks. Colac town water supply can be used as a backup if desired.

Excellent fully equipped 20 aside swing over dairy completely retrofitted the past five years; plus numerous other operational improvements.

Beautifully renovated and appointed four-bedroom character residence (CIRCA 1935) in a commanding position with stunning views across rich rural farmland to Lake Corangamite and Mount Leura.

Currently milking a top-line high production Friesian heard AI bred since 1980.

A truly unique extraordinary opportunity presents to secure a showpiece holding of the highest calibre

Owner retiring. Information Memorandum and draft contracts available.

Prior offers considered.