

149 Kellys Road, Grenville, VIC, 3352



Rural For Sale

Wednesday, 18 September 2024

149 Kellys Road, Grenville, VIC, 3352

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Type: Rural

NOTED BALLARAT DISTRICT PROPERTY

'PENLEIGH' STUNNING PICTURESQUE GRENVILLE BUNINYONG AREA
ONLY 20 MIN TO BALLARAT CONVENIENT TO MELBOURNE AND GEELONG
GREAT AESTHETICS YARROWEE RIVER FRONTAGE MT BUNINYONG VIEWS
1,852 ACRES 749.47 HECTARES
LANDBANK LIFESTYLE PRIME LAMBS CATTLE WOOL PRODUCTION PART CROPPING

Attractive gently undulating versatile country comprising open established perennial pastured areas, grazing sections with a sprinkling of lovely mature trees, and areas of delightful pristine bushland. Excellent water supply from permanent Yarrowee River (over four kilometre frontage), smaller creek and dams. Recently renovated 4 BR WB home in delightful established private garden setting.

As new Clipex steel sheepyards (Bugle race, three-way draft plus sheep handling draft), good shedding. 21 allotments.

REMARKS: A truly rare and privileged opportunity to secure a large scale holding with enviable position, appeal, versatility and potential. Ideal for a myriad of agricultural, lifestyle and tourism pursuits (STCA). Wonderful rural landbank and investment proposition. Secure rainfall locality 685 mm (27 Inch) historical annual average. Information Memorandum and draft contracts available.