

**160 Vaggs Road, Boorcan, VIC, 3265**



**Rural For Sale**

Wednesday, 14 August 2024

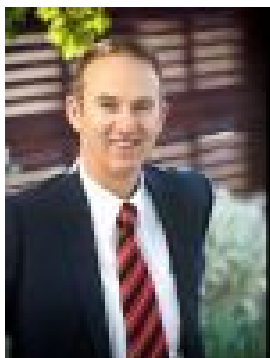
160 Vaggs Road, Boorcan, VIC, 3265

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Rob Rickard  
0355937500

## Dairy / Beef / Equine / Lifestyle

232 Acres\* / 93.91 Hectares\*

Enjoy the most spectacular panoramic views from this outstanding rural property while you live, work or play.

### Featuring:

- ☑ Contemporary north facing brick veneer home with impressive internal and external living zones: open plan kitchen, dining and family area, seaprate lounge, 5 bedrooms, office, and with direct access from the 2 car garage.
- ☑ Additional infrastructure includes a 4 bay utility shed and workshop, modern horse complex including stables, tacking/wash bays and a tack room, 60m x 20m sand and fibre dressage arena and lunging yard.
- ☑ 24 aside herringbone dairy with automatic cup removers, feed system, stall gates, 9,000 litre vat, undercover vet/Al race with crush and adjoining loading ramp, 2 silos, 20kw solar system, separate calf and machinery shedding.
- ☑ Productive arable land with excellent water supply, fencing, laneway system and established shelter.
- ☑ Subdivided into 32\* main paddocks plus 18\* smaller horse/holding paddocks
- ☑ Located central to Camperdown, Cobden and Terang and under 2 ½\* hours to Melbourne CBD and International Airport.

Agents comments: One of the most picturesque farming properties in the region, extensively developed for dairy, beef and equine, and with the bonus of a luxury family home designed to encapsulate the most spectacular sweeping rural views.

For Sale by Expressions of Interest Closing: Tuesday 24th September 2024 at 4:00pm

Inspections strictly by appointment

\*denotes approximately