

1745 Geelong-Ballan Road, Anakie, VIC, 3213



Rural For Sale

Wednesday, 18 September 2024

1745 Geelong-Ballan Road, Anakie, VIC, 3213

Bedrooms: 5

Bathrooms: 1

Type: Rural

"Green Fields"

Exceptionally well located 25 minutes to Geelong CBD, 20 minutes Bannockburn, 15 minutes Lara, 5 minutes Anakie and just over 1 hour Melbourne via M1.

A true rarity after 55 years of same family ownership.

The Residence

- . Appealing brick residence capturing You Yangs outlook.
- . 5 bedrooms - 1 bathroom.
- . Living room (OFP) separate dining and rumpus room.
- . Electric kitchen - sunroom
- . Undercover entertaining area - 2 car garage.
- . Mains water (private line).

The Farm

- . Light to medium loam soils - 2 Road access points.
- . Well suited to horses, grazing and cropping pursuits.
- . 10 paddocks - 4 day yards (all paddocks with shelter shed)
- . Undercover Round Yard 10.5 metre - 3 older brick stables
- . 5-bay hay shed - extensive shelter trees and laneway system.