

190 Scoullers Road, Stonyford, Vic 3260



Mixed Farming For Sale

Friday, 3 November 2023

190 Scoullers Road, Stonyford, Vic 3260

Bedrooms: 3

Bathrooms: 1

Area: 76 m2

Type: Mixed Farming



Josh Lamanna
0417586032



Daryl Osborne
0419388341

\$850,000

189 ACRES – “SCOULLERS ROAD” – 76.48 HABEEF – SHEEP – ALTERNATE FARMING – LIFESTYLE - OUT Paddock Discover the country lifestyle on this stunning 189-acre property in Stonyford. Boasting rich and productive volcanic soils, this land offers 80 acres of dense bushland and heavy barrier country under trust for nature covenant, which can be grazed for six months of the year to mitigate the risk of summer fires. The remaining 109 acres consist of open-barrier grazing land, perfect for farming and livestock. Located just 25 minutes from Colac, 20 minutes from Camperdown, and 37 minutes from Terang, this property provides easy access to nearby towns and cities, including Warrnambool (1 hour) and Geelong (1.5 hours). The warm barrier country is complemented by good fences and historic stone wall fencing, providing both security and aesthetic appeal. Water is plentiful thanks to the excellent quality bore, which reaches a depth of 40 meters (131 feet). The unique solid 3-bedroom open plan kitchen/dining stone home is a standout feature of this property, with a separate lounge room heated by a solid wood heater, concrete floors, and updated kitchen with electric cooking. The renovated bathroom boasts a shower over bath, and the full wrap-around verandah offers views of the surrounding landscape. This property also includes a solar system, ensuring self-sustainability and energy efficiency. The fantastic orchard features apple, pear, plum, and pomegranate trees, among others, while the veggie garden is perfect for those who enjoy growing their own fresh produce. This property is an ideal weekend escape, or entry-level opportunity for those starting their farming journey. With all these amazing features, it won't be available for long, so don't miss your chance to make it yours.