

275 Coragulac-Beeac Road, Warrion, VIC, 3249



Sold Rural

Wednesday, 18 September 2024

275 Coragulac-Beeac Road, Warrion, VIC, 3249

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Rural

OUTSTANDING COLAC DISTRICT PROPERTY

HIGHLY REGARDED PRODUCTIVE AND SECURE WARRION AREA

57 Acres 23.06 hectares

SIZABLE 62 MEGALITRE GROUND WATER IRRIGATION LICENCE

POTATOES- LIVESTOCK- PRIME LAMBS- LUCERNE - INVESTMENT - LIFESTYLE

Located in the heart of the secure Warrion district and surrounded by farmland this remarkable 57-acre property offers an idyllic canvas. Boasting 100% arable and exceptionally fertile, gently undulating land, this agricultural gem is divided into eight well-fenced paddocks with an additional holding area.

One of the standout features of this property is the impressive 62-megalitre water license, ensuring a constant water supply combined with an annual average rainfall of 670 mm (26 inches) for your agricultural endeavours. The property also includes both a bore and a well with the convenience of town water and power connections.

The charming 2-bedroom home, features built-in robes, an open-plan kitchen and dining area with electric cooking and a solid wood heater, and a spacious, light-filled lounge with ceiling fans and heating. This weatherboard home has been meticulously maintained and cared for, providing a comfortable retreat.

Additional features include a hay shed (14 m x 8 m earthen floor), a machinery shed (16 m x 8 m earthen floor), a 2-bay storage shed, and a disused dairy equipped with a race, crush, and cattle yard.

Conveniently situated just 10 minutes from Beeac, 1 hour from Geelong, and 15 minutes from Colac, with two road frontages Riccarton Rd (Gravel), Coragulac Beeac Rd (sealed), this property offers the perfect blend of rural serenity and modern comfort.