

3049 Lavers Hill-Cobden Rd, Simpson, VIC, 3266



Rural For Sale

Wednesday, 18 September 2024

3049 Lavers Hill-Cobden Rd, Simpson, VIC, 3266

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Rural



Andrea Ivermee

Fifteen Acres Just Five Minutes from Town!

Surrounding the four bedroom home is 15 acres of undulating Heytesbury land with spectacular views to boot! This property is sure to excite the hobby farmer, situated just 5 minutes to the township of Simpson. On a sealed road with school bus pick up to Simpson Primary, Timboon P -12, Camperdown and Cobden schools, this may well be the rural lifestyle you've been looking for. The floorplan is expansive and has been well renovated since it was originally established as part of the Heytesbury Settlement in the 1960s. The north east facing deck is a standout to embrace the outlook.

3049 Lavers Hill-Cobden Road boasts sundry sheds galore including a disused dairy, single garage and another secure shed with power and concrete. There is a dam to capture the high rainfall in the area too!

Simpson is a thriving farming community with its own pub, general store, vet, hardware store, farm supplies, takeaway shop, primary school, mechanic, Men's Shed, bowling club and also home to the Simpson Tigers Football and Netball Club. Within 45 minutes to Colac, Port Campbell (Great Ocean Road), Cobden and Timboon, enjoying an ocean swim or indulging in delicious artisan goods along the food and wine trail is within easy reach!