

3119 Lavers Hill-Cobden Road, Simpson, Vic 3266



Dairy For Sale

Friday, 10 May 2024

3119 Lavers Hill-Cobden Road, Simpson, Vic 3266

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 157 m2

Type: Dairy



Michael Stewart
0418520467



Alister Nash
0427932264

EOI closing 21/6/24 at 2pm

RICH RENOWNED SECURE AND VERSATILE SIMPSON AREA ONLY 10 MINUTES TO SIMPSON – CLOSE TO PORT CAMPBELL, PRINCETOWN, TIMBOON, COBDEN. ONE HOUR 30 MINS TO GEELONG AND TWO HOURS 30 MINS TO MELBOURNE DAIRY CONVERSION – DAIRY SUPPORT – BEEF – PRIME LAMBS – INVESTMENT – LIFESTYLE •

Top-class gently rolling land comprising an excellent balance of sandy loam and clay loam soils – carrying quality perennial pastures. • Excellent reliable water supply from eight dams to troughs in 48 paddocks. Central laneway system. • Spacious well well-presented four-bedroom brick veneer home with kitchen/dining, formal lounge, rumpus room, bathroom and large double garage. Ample rainwater tank supply. • Machinery/workshop shed (60' x 24' with power), machinery shed (45' x 30' with power), excellent large capacity cattle yards (undercover crush area), implement shed plus four haysheds. • 950 mm (38 Inch) annual average rainfall. Tremendous opportunity. Owners retiring.