

**397 North Road, Mortlake, VIC, 3272**



**Rural For Sale**

Sunday, 3 November 2024

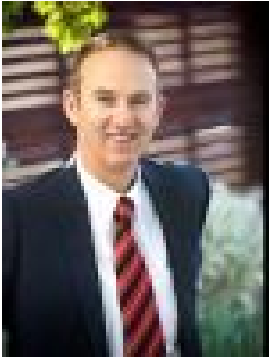
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Rural**



Rob Rickard  
0355937500

## 'Bingarra Park'

100 Acres\* / 40 Hectares\*

Key property features include:

- ☒ Spacious 4 bedroom home comprising open plan kitchen, meals and lounge with wood heating and reverse cycle air conditioning, separate north facing living room, an office and two bathrooms.
- ☒ Large undercover paved outdoor area for entertaining plus a detached single garage.
- ☒ Dressage arena, round yard and a tack room for the horse enthusiast.
- ☒ Workshop/utility shed, barn, single stand woolshed plus sundry shedding.
- ☒ Productive, arable soils sown to perennial pastures and complimented by established shelter plantations.
- ☒ Reliable water supply including fresh water tank storage, dams and bore water to troughs.
- ☒ Bitumen road frontage with the convenience of the school bus passing the front gate.

Agents comments: 'Bingarra Park' is ideally suited for beef, sheep, dairy run-off, equine or fodder conservation.

Conveniently located just 10\* minutes' drive to the rural township of Mortlake, 50\* minutes to Warrnambool, 1½\* hours Ballarat, 1¾\* hours Geelong, and 2½\* hours to Melbourne CBD.

AUCTION: Saturday 7th December at 11:00am (on site)

Inspections strictly by appointment

\*denotes approximately