

40 Couchs Road, Scotts Creek, VIC, 3267



Rural For Sale

Wednesday, 18 September 2024

40 Couchs Road, Scotts Creek, VIC, 3267

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural

QUALITY SCOTTS CREEK COUNTRY

EXCELLENT LOCATION CLOSE TO SIMPSON, COLAC, COBDEN, TIMBOON, PORT CAMPBELL

154 ACRES COUCHS ROAD 62.67 HECTARES

TREMENDOUS WINTER COUNTRY 900 MM (36 INCH) ANNUAL AVE RAINFALL

BEEF CATTLE BREEDING / FATTENING DAIRY SUPPORT PADDOCK PRIME LAMBS

ALTERNATE FARMING LIFESTYLE - INVESTMENT

Welcome to this well-located and productive 154-acre property with two road frontages, comprising 4 titles to be sold as a whole. Proudly situated is a well-maintained brick veneer home with landscaped gardens complimented by a full wrap-around verandah, featuring an open-plan kitchen/dining area (with Bosch dishwasher, Pyrolytic wall oven, stone benchtops and tiled floor) with a separate lounge complete with solid wood heater and reverse cycle air conditioner. The home boasts four bedrooms all with built-in robes and ceiling fans, serviced by a centrally located bathroom with shower and separate bath while the master offers dual built-in robes, reverse cycle air conditioner and ensuite. A solar system ensures sustainable energy, complemented by an expansive entertaining area with electric cooking, concrete floor, power, and reverse cycle air conditioning separate from the main residence under the same roof line.

Outside, a large workshop, a good-sized machinery shed with an open bay and concrete floor, and 44,000 litres of rainwater tanks supply the home. The property features 10 well-fenced paddocks connected by a central laneway, alongside five dams with the main dam gravity-fed to troughs in all paddocks. Additionally, on the Northern side of Colac Timboon Road a 1 km frontage to Scotts Creek, offers both scenic beauty and practical water access (stock and domestic), a hay shed for storage needs and a set of cattle yards with race and crush. Ideal for those seeking a productive parcel of land in a serene rural setting, it combines functional infrastructure with a comfortable home and picturesque surroundings.