

**45 Donovans Road, Pomorneit East, VIC, 3249**



**Sold Rural**

Wednesday, 18 September 2024

45 Donovans Road, Pomorneit East, VIC, 3249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## **ATTRACTIVE WELL BALANCED COLAC DISTRICT PROPERTY**

200 ACRES "DONOVANS" 80.93 HECTARES

SECURE PIRRON YALLOCK POMBORNEIT EAST AREA ONLY 15 MIN TO COLAC

LOVELY OUTLOOK ABSOLUTE LAKE CORANGAMITE FRONTAGE

BEEF DAIRY SUPPORT LIFESTYLE INVESTMENT

Excellent balance of rich arable flats (ideal for cattle fattening and fodder production) and naturally sheltered warm volcanic rises featuring a sprinkling of delightful mature native gum trees.

Well-appointed and presented three-bedroom home featuring Blackwood kitchen/dining area, formal lounge, enclosed verandah/sunroom, bathroom, garage and chook shed. Abundant rainwater tank supply and bore water for garden.

Disused dairy (power connected), cattle yards, workshop shed, and hayshed.

Ever-reliable livestock water supply via three bores and two dams. Fenced into five paddocks with central laneway.

Three titles. Frontage to Hawks Nest Road and Donovans Road.

Same family ownership since 1910.