

**570 Swan Marsh Road, Swan Marsh, VIC, 3249**



**Rural For Sale**

Wednesday, 18 September 2024

570 Swan Marsh Road, Swan Marsh, VIC, 3249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Rural**

## **PRODUCTIVE VERSATILE COLAC DISTRICT PROPERTY**

HIGHLY REGARDED RICH SECURE SWAN MARSH AREA UNDER 15 MIN TO COLAC

384.55 Acres (155.62 HA)

DAIRY CONVERSION DAIRY SUPPORT BEEF PRIME LAMBS FODDER INVESTMENT

Quality heavy carrying, highly fertile, arable country, providing an excellent balance of sandy loams, clay loams and heavier later soils.

Well developed and presented enterprise providing excellent perennial pastures (outstanding fertiliser history), abundant bore and dam water supplies, good fencing (electrified), central laneways and established shelter plantations.

Comfortable 3BR home with formal lounge, kitchen/dining area, renovated bathroom and double garage amidst an attractive private garden setting.

Excellent set of steel cattleyards (crush and loading race), disused dairy (power), 2 x implement sheds, and sealed road frontage (mail and school bus at gate). 3 titles (to be sold as a whole). Inspection highly recommended and by appointment