

8012 Princes Highway, Garvoc, VIC, 3265



Sold Rural

Wednesday, 18 September 2024

8012 Princes Highway, Garvoc, VIC, 3265

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: Rural

OUTSTANDING WARRNAMBOOL DISTRICT COUNTRY AND RESIDENCE

PROPERTY - UNDER OFFER

HIGHLY SOUGHT-AFTER GARVOC AREA ADJACENT TO TOWNSHIP

ONLY 9 MIN TERANG, 25 MIN WARRNAMBOOL, 35 MIN PORT CAMPBELL/SHIPWRECK COAST

206.4 ACRES TWO OUTSTANDING ADJOINING LOTS 83.52 HA

TO BE SOLD AS A WHOLE OR IN TWO SUPERB ADJOINING LOTS

DAIRY CONVERSION DAIRY SUPPORT BEEF PRIME LAMBS FODDER LIFESTYLE

LOT A: "FARM": 201.7 ACRES (81.62 HA): Princes Highway and Carrolls Lane. Top class rich arable productive gently undulating well-drained soils, carrying quality improved pastures (good fertilizer history); serviced by town water, central laneways and 30 paddocks (electrified). Disused dairy, steel cattleyards (crush), machinery shed, hayshed, and calf shed. First class well sheltered picturesque acreage in a highly sought after renowned area.. 3 Titles.

LOT B:" HOME": 4.7 ACRES (1.9 HA): 8012 Princes Highway, Garvoc. Adjoining Lot A. Well-constructed 'Tag Walter' architecturally designed character brick home in excellent order. Accommodation provides 4 spacious bedrooms, formal lounge, open plan kitchen/dining/living, bathroom and polished floorboards. Double garage, laundry (with spa), workshop (power), and lock-up shed (10 m x 7 m concrete floor). Serviced by town water plus rainwater supply. Beautifully presented attractive quality residence in a most convenient location.