

137 Nareen Road, Konongwootong, VIC, 3315



Rural For Sale

Monday, 18 November 2024

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Type: Rural

'Rothesay' - A Unique Blend of Perfection and Productivity

Situated in the lush rolling hills of the locality Konongwootong, 13 kms from the historic Western District town of Coleraine is 'Rothesay', a unique blend of perfection and productivity.

Nestled in the rich and fertile rolling countryside, 'Rothesay' sits on the edge of the Konongwootong Reservoir, offering outstanding water views and providing a great opportunity for fishing and other aquatic leisure activities.

The cornerstone of 'Rothesay' is the architect designed, craftsman built, three-bedroom limestone homestead (c.2017). The property is superbly presented, with soaring three metre ceilings and spotted gum flooring throughout. This light and bright homestead captures both outstanding views of the hills of 'Rothesay' and water expanses of the Konongwootong Reservoir.

Adding to the appeal of the homestead is a heated plunge pool overlooking the property and a fully self contained caretaker/guest cottage all set amongst extensive lawns and treed gardens.

From an agricultural perspective, 'Rothesay' offers first-class farming improvements for both sheep and cattle with a three stand woolshed, complete with bugle sheep yards and heavy duty steel cattle yards. Secured machinery and implement shedding is in impressive working order.

Prime cattle fattening country, 'Rothesay' is a production powerhouse currently trading over 300 head annually with potential to increase.

'Rothesay' offers divisional fencing throughout, two spring fed, reticulated stockwater supplying all paddocks and strong, highly fertile ryegrass, phalaris and clover pastures.

'Rothesay' is a fourth generation family property comprising of two First World War Soldier Settlement Scheme farms.

The property offers further subdivision potential.

'Rothesay' offers an outstanding lifestyle opportunity with a healthy income.