

**140 Section Lane, Mortlake, VIC, 3272**



**Rural For Sale**

Sunday, 3 November 2024

140 Section Lane, Mortlake, VIC, 3272

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Rob Rickard  
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## 'Moorillah' - Lifestyle or Retirement

60.17 Acres\* / 24.35 Hectares\*

An affordable opportunity to acquire a spacious brick home surrounded by a mature private garden, and beautifully positioned at the end of a long treelined driveway.

The expansive home comprises a north facing lounge, formal dining, separate sitting room, 4 spacious bedrooms plus an office, large kitchen and meals area.

Additional features include a double garage, tennis court, 4 x rainwater tanks and an equipped bore.

Ideally located with bitumen road frontage, this unique property is less than 5\* minutes from the Mortlake town centre, 40\* minutes to Warrnambool, 1½\* hours to Ballarat, 1¼\* hours to Geelong and less than 2½\* hours to Melbourne.

Agents comments: 'Moorillah' provides something for the whole family - a well-constructed early 1950's family home and complemented by some of the districts noted arable soils. A property you should not overlook!

AUCTION: Saturday 14th December 2024 at 11.00am (on site)

Inspections strictly by appointment

\*denotes approximately