

**235 Neerim East Road, Neerim South, VIC, 3831**

**Nutrien Harcourts**

**Rural For Sale**

Friday, 15 November 2024

235 Neerim East Road, Neerim South, VIC, 3831

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Rural**



Terry Ginnane

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## Templemore - a Prestige 315 Acre property

Welcome to Templemore, a prime 315-acre property featuring a brick 3-bedroom home set amidst a stunning rural landscape. As you approach along the beautiful tree-lined driveway you'll pass by the property's own serene lake, creating an idyllic first impression. Perfectly suited for productive grazing, this farm presents an incredible opportunity to expand an existing landholding or embark on a new agricultural journey. Located in one of the highest rainfall areas in Victoria, the property benefits from abundant water resources, making it ideal for high-yield farming. This exceptional land is ready for its new owners to make it their own.

### Outdoor features

- 315 Acres / 127.47 Ha on 3 titles
- Excellent fertilizer history
- Grey loam soil
- Electric fencing
- Central laneways
- Stockyards with undercover crush

### The water:

- Shady Creek traverses the property over all titles
- 150mg Water license for Shady Creek water use
- Reticulated water supply for stock and domestic use from a 2nd dam
- Tank water supply to the home
- Own recreational lake with jetty

### Other Infrastructure:

- 3 Bay large garage
- 3 Bay machinery shed
- 10 x 6m Lock up shed (approx.)
- 1 Bay machinery shed
- Disused dairy

### Homestead Features:

- 3 bedrooms with built in robes
- Open plan kitchen & dining
- 2 Lounge rooms 1 with open fire place
- Family bathroom, second shower room
- Internal laundry room heaps of storage
- Wrap around patio
- Beautiful low maintenance gardens with orchard
- Outdoor entertainment area
- Single car garage

Nestled within a breathtaking rural landscape, this property boasts sweeping views over lush, productive grazing land. It's an ideal haven for those dreaming of a peaceful country lifestyle or seeking to expand their farming operations. With 315 acres of rich, fertile ground, complete with well-kept paddocks and a dependable water supply, this land presents a wealth of opportunities for both seasoned farmers and newcomers alike.

Conveniently situated just 6km from Neerim South township and 25km from Warragul's shopping district, the property offers a perfect balance of tranquility and accessibility. Only 70km to the eastern suburbs of Melbourne, it delivers the ultimate blend of rural charm with city convenience, making it a truly exceptional find.

Contact Joe or Terry for more information

\* Acreage is approximate only

\* Boundary lines are indicative only