

**308 Camerons Road, Woolsthorpe, VIC, 3276**

*Elders*

**Rural For Sale**

Sunday, 3 November 2024

308 Camerons Road, Woolsthorpe, VIC, 3276

Type: Rural

**'Allambi' - Woolsthorpe - Mixed Grazing/Cropping - 519 Acres**

**Wonderful, rolling, free Draining Soils - Secure, well spread 28"- 30" average rainfall**

Located only minutes from the coastal precincts of Warrnambool and Port Fairy and all their wonderful amenities.

Very well fenced (mostly ringlock) into 14 paddocks, partially lanewayed. Watered by submersible equipped bore and 4 windmills 2" main line then 1¼" to concrete troughs.

2 or 3 stand woolshed raised board 300 sheep capacity with 80' x 40' utility/machinery area adjoining 4 bay machinery shed with lean to. All steel sheep yards, cattle yards with crush and ramp, 50' x 30' - large 4 car colorbond garage. 20' x 20' work studio/craft cabin with A/C.

Very private 4 b/room family home with open plan kitchen/living areas and expansive entertaining outdoor decking areas in well-manicured grounds large outdoor spa. Solar panels. 24500 Gal. fresh water tanks.

Charming, well appointed 1 bedroom self-contained and separate accommodation.

Rainfall and soil type combination, ideally suited to a multitude of agricultural pursuits including sheep and cattle breeding/fattening and high production cropping.

Other features include:- Concrete wash bay, Meat room, Dog pens, Wood storage shed, dual driveway access.

For Sale by Offer

Closes Tuesday 17th December 5 p.m. Agents Office

Inspection by Appointment only