

**72 Koch Road, Nareen, VIC, 3315**



**Rural For Sale**

Monday, 28 October 2024

72 Koch Road, Nareen, VIC, 3315

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



Jill McErvale  
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## Expressions of Interest " Kowarna" 864.27 Acres - 349.76 Hectares

Kowarna is a productive versatile property with excellent working infrastructure and a modern family home. Located in a tightly held high rainfall district offering opportunities for existing farm expansion or new farming enterprise.

### Farm and Infrastructure

- 3 stand raised board shearing shed with shutters, sunbeam plant, front filling catching pens & tip swing gates
- Timber and galvanised iron sheep yards incorporating Atlex working module, concrete 3-way draft, raised drenching race and forcing pen
- Second set of steel sheep yards with adjustable loading ramp situated at the Western end of the property with 1200 head capacity and year-round B double access
- 27.5 m x 9.2 m. 6 bay machinery shed with power including 2 lockable workshop bays on concrete
- Horse stables with power
- Plantations of Southern Mahogany & Spotted gum with potential for furniture and construction timber. Est. 2013. 12 Ac 4.85 Ha approx. (these have not yet been high pruned)
- Gently undulating with excellent established plantations providing good stock shelter
- 20 well fenced paddocks- predominantly pine posts with ring lock and hotwire equipped
- Reliably watered by dams and tree lined meandering spring fed creek
- Grey sandy loam soils
- Reliably productive with improved and well fertilized pastures
- Established pastures of phalaris, Victorian and Fitzroy ryegrass, Trikkala and Mt Barker clovers

This versatile property has a history of running a self-replacing fine to medium wool merino flock. In more recent times the vendors have moved into prime lamb production. For the last 20 years the property has consistently run 1500 Coopworth June-August lambing ewes plus 400 ewe weaners.

### Home

At the heart of the property lies a stunning modern three-bedroom, 2 bathroom home, built in 2010, showcasing exceptional modular architecture. With open living spaces, floor to ceiling double glazed windows that connect indoor and outdoor living seamlessly.

- Open plan kitchen, living, dining area with delightful central free standing Cheminées Philippe Radiante wood fire place
- Kitchen with exceptional storage and bench space, gas cooktop, electric wall oven, dishwasher and granite bench tops
- Master bedroom with ensuite and built in robes
- Bedrooms 2 & 3 also with built in robes
- Family bathroom with shower, toilet and vanity
- Sliding glass doors opening onto the deck
- Mudroom/laundry with built in storage
- Double glazed windows, downlights, and hardwood floors throughout
- Fully insulated
- 20,000 gal rainwater storage tanks

Kowarna is a desirable mixed farming package featuring a modern architecturally designed home, with excellent infrastructure including a 3-stand raised board shearing shed, 2 sets sheep yards, machinery shed, workshop and stables all situated in the reliable rainfall district of Southwest Victoria.

School bus available to Hamilton, Casterton, Coleraine and Balmoral schools

Information Memorandum available on request

Contact Heath Templeton on 0408 368 370 or Jill McErvale on 0409 786 285

Expressions of interest Close December 6th, 2024 at 1 pm