



300 NILMA-SHADY CREEK ROAD, WARRAGUL, VIC 3820

80 acres only 7km east of Warragul- UNDER CONTRACT

Located just 7km from Warragul town centre.

80 acres of quality red soils with great views a large family homestead, a dairy, in the heart of high rainfall West Gippsland.

This quality offering is in a tightly held pocket of West Gippsland, a rare opportunity.

With 2 road frontages, excellent fencing and lane-ways good shedding and good 4 bedroom 2 bathroom home.

4 bedroom, 2 bathroom Open plan living/dining

- Spacious Black-wood kitchen
- Office & Rumpus room plus outdoor bungalow
- Wood & Gas Heating
- North facing dining and living areas
- 2 bathrooms plus outside entertaining toilet

TYPE: Sold

INTERNET ID: 20821606

SALE DETAILS

Contact Agent

CONTACT DETAILS

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Jackie Shearer
0437 966 769

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Large storage throughout the home
- A laundry of size to suit farming families
- Double Garage plus workshop
- Wood shed or another lock up garage
- 4 Bay Machinery Shed
- School bus stop at the front of driveway

Plus- 4 Megalitre Water license and 2.2 Megalitre Creek License

- Dairy, 20 aside Milking Capacity Herringbone
- Automatic cup removers & feed system
- Stall gates operated by 1 or the 2 vacuum pumps
- 5 Bay machinery/calving shed
- Bore servicing a header tank & stock water
- 2 pond effluent system
- Yard to hold 350 cows
- Twin 3900Litre Vats
- Silo 40 tonne Barley
- 2 x Silage pits utilising 50m x 18m Covers
- Fully fenced into 16 paddocks in-cooperating smaller calving paddocks

*Situated 7km from Warragul Railway Station

*Situated 4 km from Nilma M1 Freeway Exit/Entrance

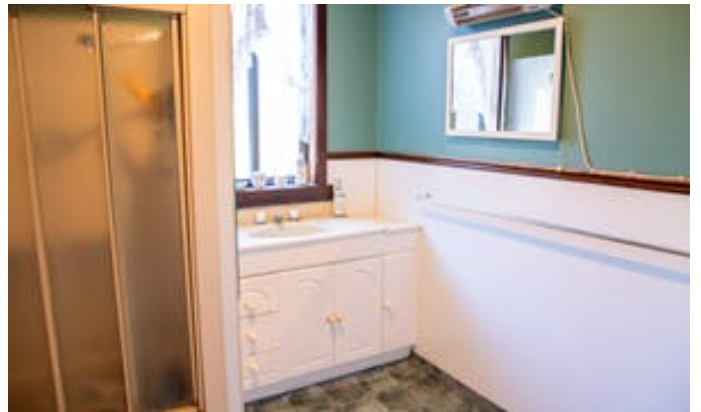
*Situated 4km from Darnum M1 Freeway Exit/Entrance & Vic Roads approved B Double access.

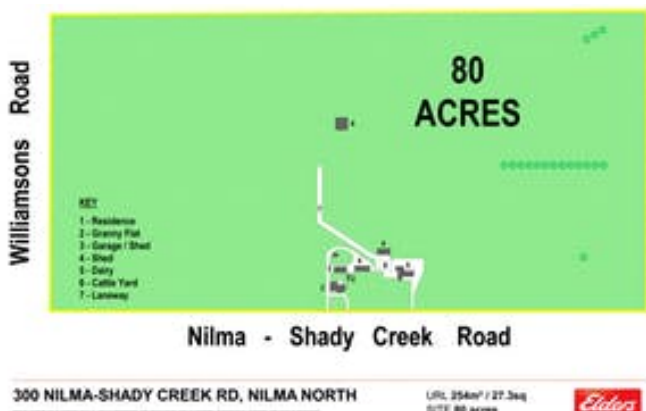
Rainfall of 843.3mm mean over past 5 years.

Other features: Built-In Wardrobes,Fireplace(s),Garden,Secure Parking,Separate Dining

- Land Area 32 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport
- Air Conditioning











300 NILMA-SHADY CREEK RD, NILMA NORTH

THE FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METERS. EXTERIOR ELEMENTS ARE NOT IN POSITION. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

URL 254m² / 27.3sq
SITE 80 acres