



325 Prendergasts Road, PASTORIA, VIC 3444

'The Pines' An Idyllic Lifestyle/Grazing Opportunity

115.00 hectares, 284.17 acres

Elders is delighted to present for sale 'The Pines', an idyllic rural estate featuring a charming original c.1880s four-bedroom home boasting an architecturally designed renovation and extension, set within a beautifully presented native garden setting.

Ideally positioned 97km* north-west of the Melbourne CBD, 'The Pines' enjoys 115 hectares* (286 acres*) of versatile and productive land, benefitting from extensive pasture renovation and fertiliser history, making the property ideally suited to a range of lifestyle/grazing endeavours.

ACCOMMODATION

Newly renovated and architecturally designed, 'The Pines' residence features four-bedrooms, two-bathrooms, study, and laundry, whilst further boasting an expansive natural-light filled open plan kitchen/living area, in addition to a butler's pantry. The home features multiple substantial double-glazed windows which summon unity between the versatile floorplan and established garden, evoking a sense of indoor/outdoor living. Enjoying the original pitched shingle roof, which is juxtaposed by

TYPE: Sold

INTERNET ID: 300P100792

SALE DETAILS

[Expression of Interest](#)

CONTACT DETAILS

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spotted gum floorboards, the home further benefits from track lighting, reverse cycle and ducted heating/cooling, in addition to a Jetmaster fireplace.

'The Pines' residence is set within a verdant well-manicured native garden, overlooking expansive lawns, established trees and an extensive vegetable garden. The garden further benefits from a fully automated Rainbird irrigation system.

Other notable features of the home include a three-sided two-car capacity garage with power and earth floor.

INFRASTRUCTURE

'The Pines' benefits from quality working improvements including an extensive two-stand raised board shearing shed (18m x 9m) incorporating power, lighting, undercover working areas, internal holding yards, in addition to a Bosch solar to battery system and a concrete floor.

Adjacent to the shearing shed are newly installed steel Proway sheep yards, featuring 900 ewe* capacity, single draft race and adjustable loading ramp. The shearing shed complex further benefits from a separate lockable storage room (6m x 2.9m).

Other infrastructure includes a newly constructed machinery/hayshed (18m x 16m x 7.5m), comprising two-open bays in addition to a fully-lockable bay (18m x 8m) with concrete flooring. A concrete apron further extends beyond the shed floorplan at the entrance.

FENCING

Fencing on the property is of an excellent standard with multiple configurations including ring lock, barb, plain, electric and post and rail. An exclusion fence has been erected throughout sections of the property for the purpose of pasture retention.

WATER

Water is a key feature of the property and is serviced via a substantial automated bore system, with a pumping capacity of 16 litres/minute. The bore supplies water to a 100,000 litre* tank, which can also be replenished via an extensive spring fed catchment dam. An automated pressure pump at the tank supplies water to the garden irrigation system.

A further 13,500 litres* of storage at the residence in addition to two 13,500 litre* rainwater tanks located at the shearing shed, provide ample water supply to the residence and garden surrounds.

Stock water on the property is a significant feature via multiple spring fed/natural catchment dams in every paddock.

LAND AND TOPOGRAPHY

'The Pines' comprises an excellent balance of topography, with highly fertile soil profiles underpinning the productivity of the land. A pasture improvement program has been implemented with a selection of cocksfoot, ryegrass, clovers and phalaris established. The property further benefits from an extensive annual Superphosphate application, in addition to lime and potash.

PRODUCTION

The property's carrying capacity is estimated at approximately 1000 DSE*

'The Pines' is to be offered for Sale by Expression of Interest closing 30th November 2022 at 4pm

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For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

* denotes approx.

- Land Area 115 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2







