



## 213 Black Swamp Road, POOTILLA, VIC 3352

Attractive, 4 BR, Brick Veneer Home: 112.91Ha (approx. 279.45 acres) Exc. Water.

**113.09 hectares, 279.44 acres**

"Valed" is a fourth generation rural farming gem. Escape to the tranquility of rural living with this attractive property, nestled amongst the picturesque countryside.

The Bryan and Petersen home presents in immaculate condition.

Built in 2007 the house features: 4 bedrooms with robes (one bedroom has external access and could be a bedroom/rumpus/sitting room); 2 complete bathrooms inc a bath and shower in each; separate powder room; electric kitchen with quality appliances and dishwasher; WI pantry; large laundry; electric, ducted heating and refrigerated cooling; double glazing and an undercover alfresco area at the rear. There is an abundance of storage, a drying cupboard and a triple garage with undercover access to the house.

A 18m x 10m metal lock-up shed has a concrete slab and power. The house yard is fully-enclosed and there are low-maintenance gardens.

**TYPE:** Sold

**INTERNET ID:** 300P144229

**SALE DETAILS**

[Expression of Interest](#)

**CONTACT DETAILS**

**Elders Ballarat**  
Cnr Carngham Road &  
Learmonth Street  
BALLARAT, VIC  
03 5336 9500

**Sean Simpson**  
0418 320 335

A feature of this property is the abundance of potable water from the very efficient bore which supplies the residence and is available for stock and domestic use.

Subdivided into 11 paddocks it has 11 dams. A feature of the property are its rich productive volcanic soils, ideal for all intense cropping and grazing activities. "Valed" is 85% arable.

The property is located 10km Ballarat, 106km Melbourne CBD, 89km Geelong and 1.5km from the Western Freeway.

Expressions of Interest closes 18/4/2024 @ 2:00pm. For all enquiries contact the selling agents.

- Land Area 113.089403 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

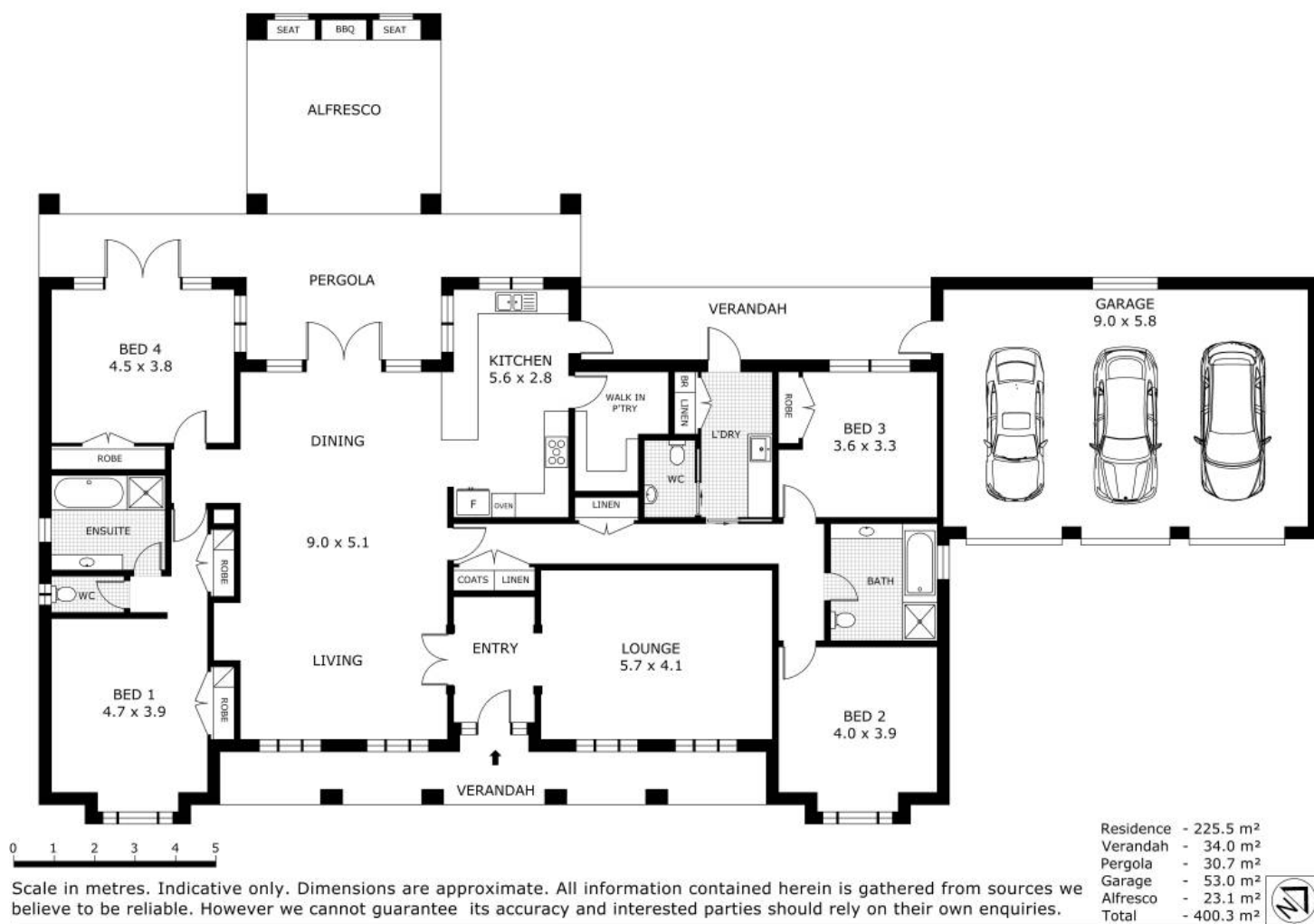
Bedrooms	4
Bathrooms	2











Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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