



4251 Hamilton Highway, MORTLAKE, VIC 3272

"Dunvegan" Ready to Roll - This well developed grazing property only 4 km's from Mortlake in Victoria's South West

222.58 hectares, 549.99 acres

For Sale by Deadline Treaty, closing Friday 26th September 2025 @ 4 p.m.

"Dunvegan" - This tidy 224-hectare grazing property offers an incredible opportunity for those seeking a "Turn Key" intensive grazing property. A feature of the property is the central laneway that feeds to 22 paddocks. Subdivision is conventional 8 wire post and droppers supported by an electric outrigger.

Stock water is via bore and a 3 meg dam, Bore water is "shandied" with dam water and fed to concrete troughs via 40mm or 32mm poly pipe. The central lane way is all weather.

Around 100 hectares of the property has been sown to annuals this last autumn and are ready go following the recent soaking rains.

TYPE: For Sale

INTERNET ID: 300P184363

SALE DETAILS

**Sale by Deadline
Treaty**

CONTACT DETAILS

**Elders Real Estate
Warrnambool**
80-82 Liebig Street,
Warrnambool
Melbourne, VIC
03 5559 6400

Tom Luxton
0427 528 548

Supporting this productive property is a very tidy four bedroom home set in mature garden surrounds. Other outbuildings include two machinery/implement sheds and a raised utility shed.

Stock handling facilities include a set of steel cattle yards, with a working capacity of 250 head and a two stand woolshed and sheep yards. Both facilities have direct access to the central lane.

It is hard to find properties set up this well for livestock production. This one is set prime for the spring, just add livestock and press go.

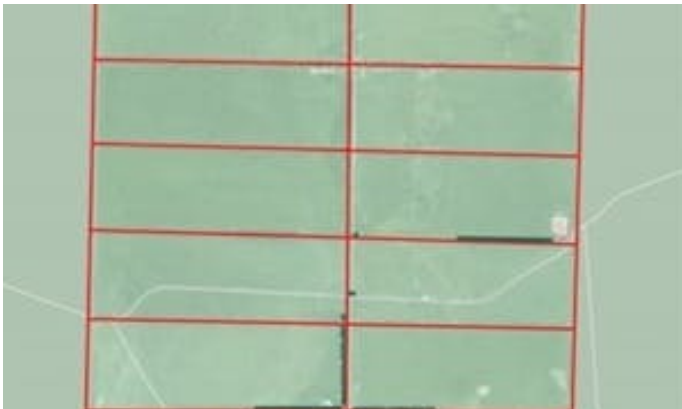
Contact: Tom Luxton - Elders Warrnambool

0427 528548

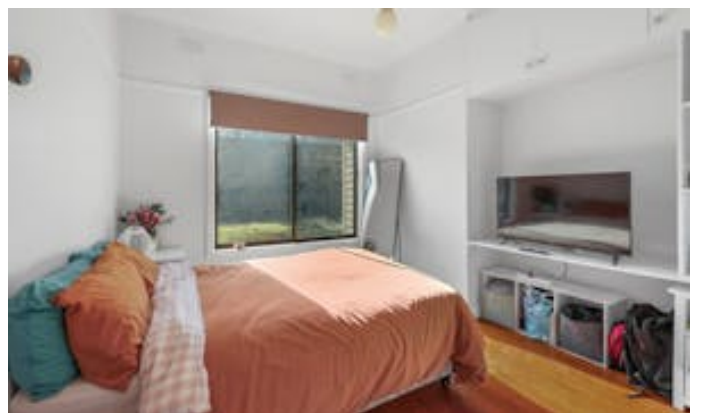
In Conjunction with Nutrien Warrnambool

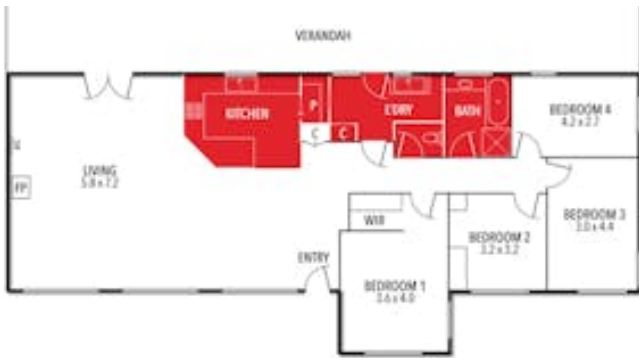
Contact: Neil Hammond on 0427 329779

- Land Area 222.577103 hectares

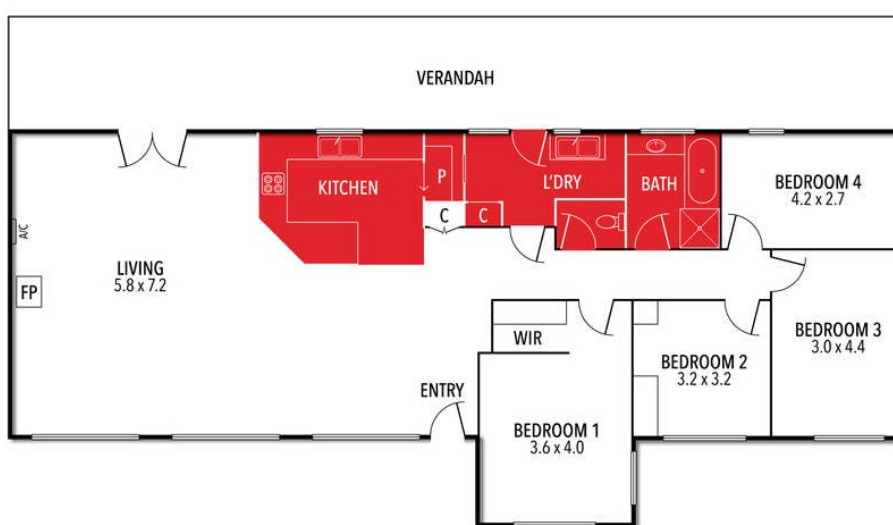








4251 HAMILTON HIGHWAY, MORTLAKE, VIC



INTERNAL 178 SQM APPROX.



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LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.