



## 181 Cobden-Terang Road, COBDEN, VIC 3266

Quality Farm and Improvements

**108.14 hectares, 267.20 acres**

267.21\* Acres / 108.14\* Hectares (4 titles)

Key property features include:

- Spacious 4-bedroom + study period style home with open plan kitchen, meals and family room, formal lounge and dining, separate games/rumpus room, 2 bathrooms and a double garage.
- Extensive farming infrastructure including a 21 aside herringbone dairy, machinery, hay and calf shedding, cattle yards with crush and loading ramp, purpose built kennels.
- Gently undulating, productive arable land, established shelter belt plantations, and a strategic laneway system to all paddocks.
- Reticulated bore water to troughs throughout.
- Bitumen road access from the northern and western boundaries.

**TYPE:** For Sale

**INTERNET ID:** 300P185676

**SALE DETAILS**

**FOR SALE**

**CONTACT DETAILS**

**Camperdown**

102 Manifold Street  
Camperdown, VIC  
03 5593 7500

**Rob Rickard**

0407 354 025

- Located just outside the town boundary of Cobden, 10\* minutes to Camperdown and Terang, 40\* minutes Colac, Warrnambool and the 12 Apostles.

Agents Comments:

A rare opportunity to acquire a beautifully developed, versatile rural property located in the reliable, high rainfall dairying region of South-West Victoria.

Property destocked, Immediate Access Available (Subject to Vendor approval)

Inspections strictly by appointment

\*denotes approximately

- Land Area 108.13605 hectares













