



300 Coffeys Lane, HEATHMERE, VIC 3305

HIGHLY REGARDED "VICTORIA PARK" - SUPERB BLUE-RIBBON PROPERTY 178 ACRES - HEATHMERE - ONLY MINUTES TO PORTLAND AND HEYWOOD

72.03 hectares, 178.00 acres

Well fenced and subdivided into 10 paddocks with all-weather gravelled laneway.

Watered by electrically equipped bore with 2" mainline to troughs, approximately 10 Acres of gravel deposits. Average rainfall 33"

Strong sole of perennial pasture with regular fertiliser history gently undulating late productive clay loams. Currently running 110 x 12 mth old Steers.

Substantial steel and timber cattleyards with crush and ramp.

30M x 10M Hayshed

Unused 16 d/u Dairy with large yard (easily converted back to dairy)

Dual effluent Ponds

Superbly designed 4 b/room, 2-bathroom brick homestead with extensive open plan kitchen/dining/living with polished floorboards and carpet in all bedrooms.

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.

TYPE: For Sale

INTERNET ID: 300P188951

SALE DETAILS

Sale by Offer

CONTACT DETAILS

**Elders Real Estate
Warrnambool**

80-82 Liebig Street,
Warrnambool
Melbourne, VIC
03 5559 6400

Tom Luxton
0427 528 548

Large sized laundry with benches and pull-out drawers

Ceiling fans, wood heater and split system.

Country style kitchen & walk in pantry Miele dishwasher, Belling stove

Formal lounge with bluestone fireplace, bay window - Roman blinds throughout

Study with built in shelving & desks

Storage room.

Significant undercover alfresco area overlooking the established garden including ornamental & fruit trees, rose and vegetable patch.

Fully enclosed 3 bay garage and separate hut/office.

Paved courtyard at rear.

2 x 5,000 gallon tanks

Approximately 100 Acre Lease property maybe available

Inspections: Strictly by appointment only

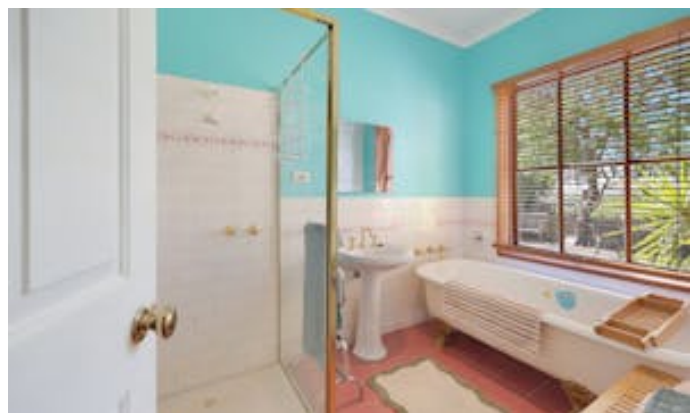
For Sale by Offer - Closes Thursday, 15 January 2026 at Agents Office - 5.00 p.m.

Price Range: \$1,600,000 to \$1,760,000

- Land Area 72.034044 hectares

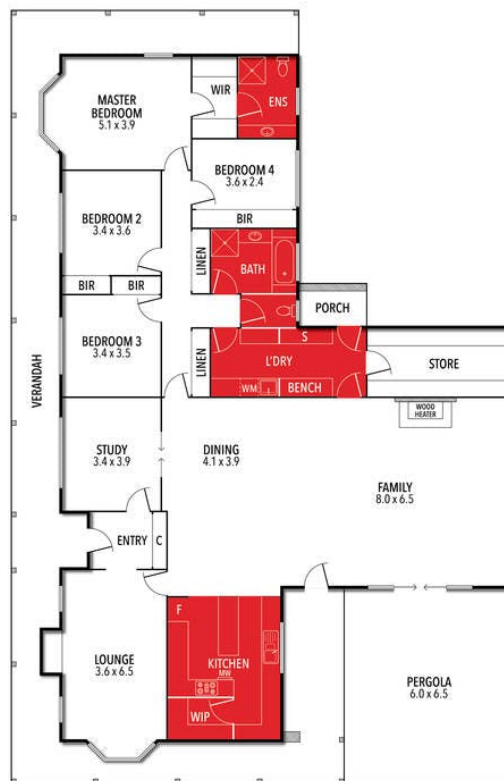








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INTERNAL 261 SQM APPROX.



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