



## 1145 Inverleigh-Winchelsea Road, INVERLEIGH, VIC 3321

Riverbank Land with Serious Infrastructure

**29.50 hectares, 72.89 acres**

There is a quiet confidence to this holding that reveals itself gradually. Beyond the long approach, the land opens wide to 29.5ha â## 73 acres approx. of productive countryside shaped by water, gentle rises and sheltering stands of mature trees, further enriched by approximately 1.5 kilometres of Barwon River frontage that adds both natural beauty and enduring value. Two substantial dams sit at the heart of the property, lending visual calm and exceptional water security, further strengthened by a valuable 76 megalitre winter fill water licence. Clean, workable paddocks extend outward, well suited to grazing, horses or irrigation-based production.

The home is thoughtfully positioned between the two dams. Wide verandahs and decked edges wrap the home, creating places to pause throughout the day, from morning light across the lawn to long evenings overlooking the dam. Inside, the layout is practical and well considered, with north-facing living and dining zones enjoying abundant natural light and direct outdoor access. Three bedrooms are sensibly zoned, including a generous main with ensuite, complemented by a separate study that offers flexibility as a fourth bedroom if required. The home is supported by 45,000 litres of rainwater storage.

From a production perspective, this is a highly functional holding developed with

**TYPE:** For Sale

**INTERNET ID:** 300P189651

**SALE DETAILS**

**Offers Close 5pm 25th February if not sold prior**

**CONTACT DETAILS**

**ELDERS RURAL SERVICES AUSTRALIA LTD**

Suite 15, 400 Pakington Street  
Newtown, VIC 03 5225 5000

**Peter Lindeman**

efficiency and long-term productivity in mind. The land is divided into well-designed paddocks with quality soils and reliable water throughout. Approximately five acres are sown to annual rye and clover, complemented by a larger forty-acre paddock, with around thirty acres established to lucerne. The remaining ten acres are rotated through rye, clover or oats. A centre pivot irrigator services the lucerne, supported by underground power and a three-phase pressure pump. Water infrastructure is a standout, with a 50ML main dam and a 25ML second dam, both stocked with fish, including Murray Cod, Yellow Belly and bass. A separate stock and domestic pump services troughs and the house sprinkler system.

0418 525 609

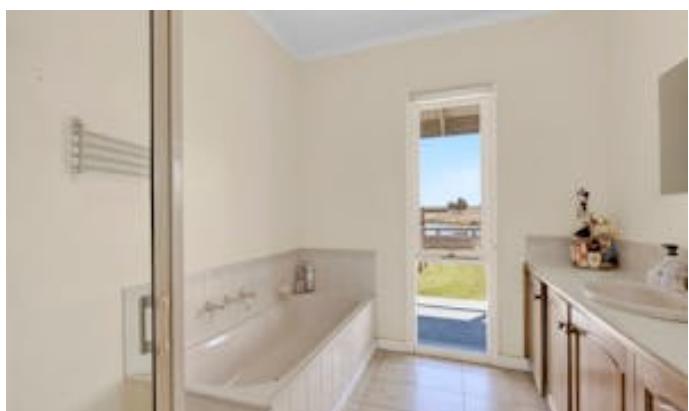
Shedding and working facilities are extensive, including a large machinery shed, hay shed, garage and stable complex with wash bay, carport and covered alfresco/work area. Efficiently laid out and highly connected, the property is under five minutes to Inverleigh, ten minutes to Winchelsea, 30 minutes to Geelong and approximately 85 minutes to Melbourne, offering an exceptional balance of lifestyle and serious agricultural capability.

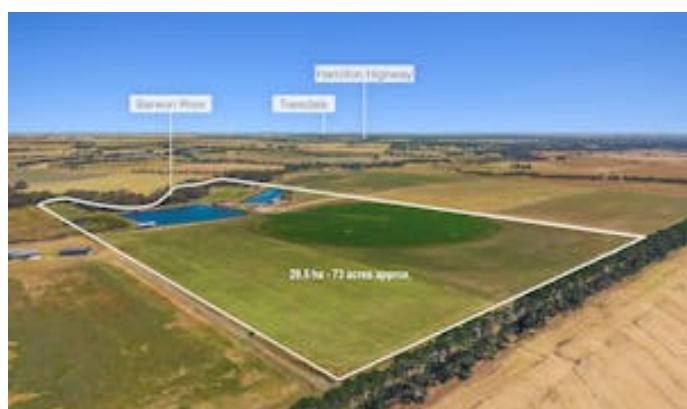
- Land Area 29.5 hectares
- Building Area: 25.00 square metres
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

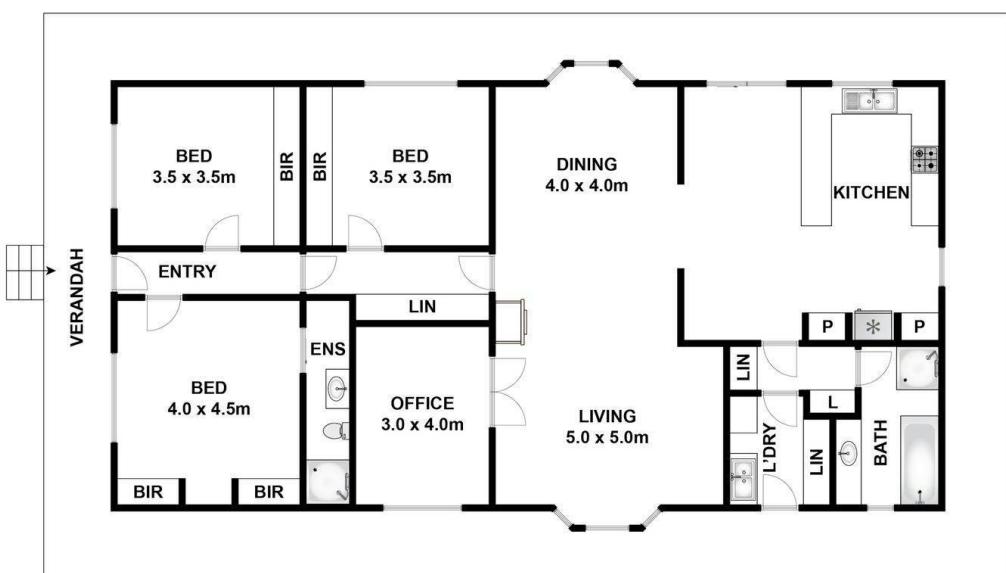
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>House Area</b>	25.00 square metres





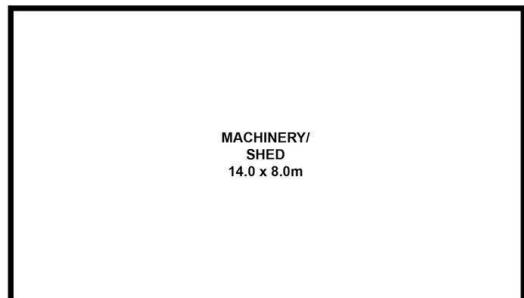






Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

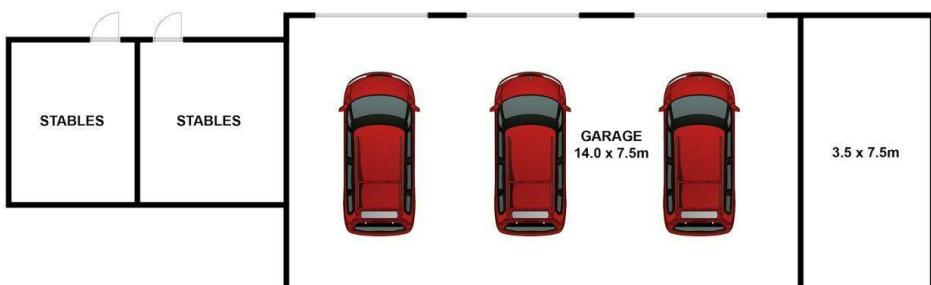
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(NOT IN POSITION)



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