



## 2300 Midland Highway, BANNOCKBURN, VIC 3331

Exceptional Rural Living

**33.45 hectares, 82.65 acres**

**LIFESTYLE - INVESTMENT - MOORABOOL RIVER FRONTAGE** "Longview" is a spectacular rural property brilliantly positioned only minutes from the thriving township of Bannockburn and the award winning Clyde Park Vineyard, an easy 20 minutes to Geelong centre and just over 1 hour to Melbourne CBD via M1. With access via the Midland Highway and Old Mill Road, "Longview" provides commanding Moorabool Valley views and over a kilometre of picturesque Moorabool River frontage with majestic river gums. "Longview" lends itself to complete privacy within a superb rural environment. The beautifully sited brick residence is positioned within a mature setting and offers 4 generous bedrooms (main ensuite), open plan kitchen (gas stove top with electric oven, dishwasher) walk in pantry, meals area and living room (wood heater A/C), second living room, central bathroom and sunroom with panoramic views (wood heater) complete the residence. The outstanding farm layout features shelter tree plantations, 5 main grazing paddocks, (3 with horse shelters), extensive shedding, and meandering laneway down to the Moorabool River. Assured water supplies with valuable Mains connection supported by 100,000 litre (approx.) tank supply and 2 magnificent catchment dams .

Conjunctional Agent - Charles Stewart Real Estate Geelong | Andrew Rice # 0457 105 500

**TYPE:** For Sale

**INTERNET ID:** 300P192298

**SALE DETAILS**

**\$2,950,000.00 -  
\$3,245,000.00**

**CONTACT DETAILS**

**ELDERS RURAL  
SERVICES AUSTRALIA  
LTD**

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

**Peter Lindeman**  
0418 525 609

- Land Area 33.45 hectares
- Building Area: 235.00 square metres
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>House Area</b>	235.00 square metres









Approx Land Area 334281m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.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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