



## 190 Lake Road, GLENORCHY, VIC 3385

'Taylors' 229 Acres Productive Mixed Farming

**92.67 hectares, 229.00 acres**

'Taylors' offers an excellent cropping/grazing add-on opportunity Set on approximately 229 acres (92.74ha), this productive holding is positioned in a well-regarded cropping and grazing district just 20km north-west of Stawell.

Offering a genuine mix of lifestyle and agricultural capability, the property is well suited to those looking to enter the farming sector, expand an existing operation, or enjoy a rural lifestyle with income.

The home is a modest farmhouse and very much a renovator's delight, providing a solid base for those willing to roll up their sleeves and add value over time. Comfortable enough to utilise immediately, it presents a great opportunity to improve and make your own while enjoying the surrounds. Features include a wood heater and a reverse cycle split system and a powered 10m x 6m colorbond garage with 6m carport.

The land itself is flat to gently undulating and highly arable with a range of light to heavier loam soils with solid fertiliser history, lending itself to both broadacre cropping

**TYPE:** For Sale

**INTERNET ID:** 64P4860

**SALE DETAILS**

[Expressions Of Interest](#)

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
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and grazing. Located in a reliable farming region, the property offers the scope to run livestock, produce fodder, or take advantage of seasonal cropping programs.

Infrastructure includes a two-stand raised board woolshed with skillion and steel yards, hay shed, a 10m x 6.5m poered workshop with a 6m wide open bay, all supported by power. Paddocks are well fenced, and water is available via dam supply and a reliable equipped bore with stock quality water reticulated to troughs, ensuring practical day to day farm operations. The property also features 4 x 22,700\* litre rain water tanks.

This is a straightforward, honest property with solid fundamentals, productive country, working improvements, sweeping views of the Grampians Mountain Range and the opportunity to further enhance over time.

The property is offered by expressions of Interest and can be purchased as a whole (229 Acres) or as 2 separate lots.

- 'House Block' with Sheds (Lake Road) 76 Acres (30.75 ha)\*
- 'Rea Road' vacant land 153 Acres (61.9 ha)\*

Expressions Of Interest close 4pm Wednesday 17th June.

\* Denotes Approx

- Land Area 92.673012 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>1</b>





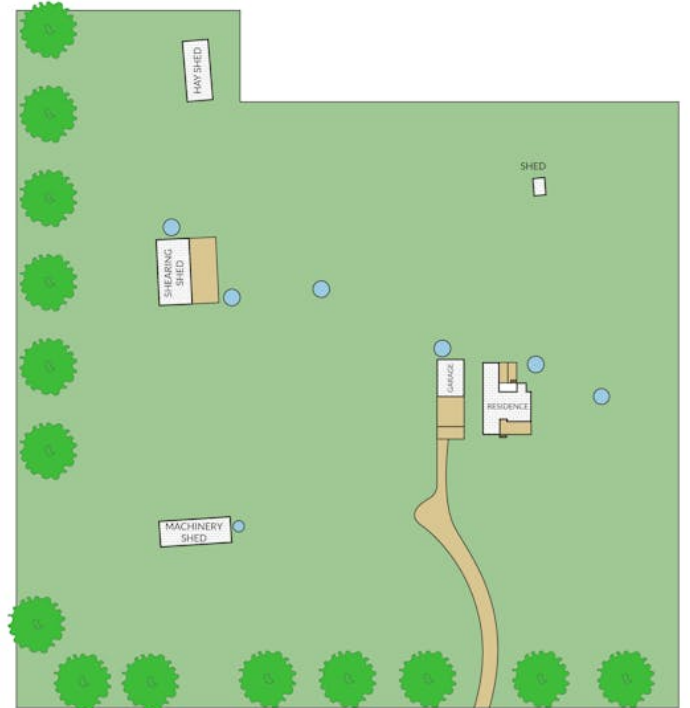




190 Lake Road, **Glenorchy**



4 x 1 x 4 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.