



255 Rothackers Road, SERPENTINE, VIC 3517

"Alboretto Lodge", 74.40 Ha / 183.85 Ac. 100 Meg Ground Water Licence & S&D Supply. Very Versatile - Irrigation, Fattening, Lucerne, Equine Farm

74.40 hectares, 183.84 acres

Elders Expression of Interest Closes Wednesday 6 May, 2pm (unless sold prior)

Indicative Sale Price \$2.5 - \$2.7M

Never before sold, "Alboretto Lodge" has been proudly held by the Rothacker family for three generations, spanning more than a century. The surname is synonymous with the harness racing industry. The property is a showpiece with enviable infrastructure and the potential for excellent income streams.

Situated in a highly regarded and very well held farming district, renowned for its high yielding production of cereals and lucerne. The farm has been used for training, breeding, agistment, riding clinics, and fodder production.

Substantial improvements include an 8 bay American barn stable complex with 5 stalls and tack and harness areas. A 30m x 10m machinery shed, 3 sandstone stables, a

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: 84P3013

SALE DETAILS

**Elders EOI Closes Wed
6 May - ISP \$2.5 -
\$2.7M**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

46 Queen Street
BENDIGO, VIC
03 5443 1744

Martin Skahill

harness shed, and 3 walk in walk out stables with day yards. A hot walker for up to six horses, hay shed, feed shed, tack room, and harness area. There is a 100 bag elevated silo, a hot and cold wash and tie up rail, and cattle yards with a race and crush. A site office with kitchen, toilet and shower are ideal to continue offering riding clinics or on farm shows and sales.

The very attractive property features treed shelter belts and is divided into 10 paddocks with troughs and a fenced central laneway with shade trees. A 100 Meg ground water licence is included. The bore has 3 phase power and a submersible pump and in addition, there is a 1.5 Meg stock and domestic supply from the Loddon pipeline which passes the property.

The Olympic size sand dressage arena will impress, as will the 1100m training track which is suited to fast work. The property is ideal for stud breeding and agistment and is ideally configured for daily operations and for visiting customers. 50 acres has been sown to Lucerne including 45 acres of dryland and 5 acres which can be irrigated. There is an additional 30 acres lasered for flood irrigation.

The crowning glory is the circa 1925 period timber family home surrounded by manicured gardens. Fully renovated the 3 bedroom home has been restumped, rewired and repainted including a heat reflective roof paint. Inside offers multiple living zones, a luxurious ensuite, a beautiful country kitchen, an elegant bathroom, and cosy but generous bedrooms. French doors, polished timber floors, high ceilings and period touches add timeless appeal throughout. The most modern of updates is the 10m x 4m swimming pool which has an electric heat pump and is as beautiful to look at, as it is to immerse yourself in and enjoy.

The property is located 3km from Serpentine and the roadhouse and post office. There is a school bus pick up to the East Loddon P-12 school at the front gate. It's 3.5km to the Loddon River, 45mins to Bendigo and 2 hours to Tullamarine Airport.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 74.4 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







