



## 1370 Baxter Tooradin Road, CANNONS CREEK, VIC 3977

Swept By

**20.00 hectares, 49.42 acres**

'Swept By'

1370 BAXTER-TOORADIN ROAD, CANNONS CREEK

Inglis Rural Property in conjunction with Elders are delighted to present 'Swept By', one of the most complete purpose-built equine and thoroughbred facilities in Victoria, offering scale and versatility, situated on Melbourne's outer south eastern fringe.

### AREA

Comprising 20\* hectares (49.5\* acres), this well-developed holding, combines a fully functional horse facility with a rural lifestyle opportunity, ideally suited to pre-training, training, rehabilitation or agistment.

### LOCATION

Perfectly positioned just 13\*km from Cranbourne and 67\*km from Melbourne CBD, the

**TYPE:** For Sale

**INTERNET ID:** LNP3728

**SALE DETAILS**

**Expressions Of Interest**

**CONTACT DETAILS**

**Bunyip**  
1, 1-3 Main Street  
Bunyip, VIC  
03 5629 5329

**Ray Cullen**  
0429977313

property sits within easy reach of the exciting and expanding Southside Racing centres of Cranbourne and Pakenham.

## EQUINE IMPROVEMENTS

The property is extensively improved for professional equine operations:

### Main Stable Complex

- 24 generous size boxes (5.5m x 4.5m)
- 20 larger boxes (9m x 5.5m)
- Automatic water drinkers, feed room, weight scales,
- 2 wash bays, 9 tie-up stalls with heat lamps,
- GG treadmill, office, laundry and medical rooms,
- 3-phase power (recently rewired), flood lights, hot water,

### Secondary Barn

- 6 large boxes, wash bay, tack room, lockable feed room,
- Power, water, flood lights

### Training & Exercise Facilities

- 1600m sand training track with 4 barriers & chute,
- 10-horse water walker,
- 6-horse dry walker,
- Large sand arena, round yard, sand roll,
- Shed with 4 holding yards & tie-ups
- 10 "day yards" plus multiple paddocks (some with shelters, post & rail fencing)

### Additional Infrastructure.

- Cattle yards with race, ramp & crush
- Hay shed, concrete floor, 3-bay machinery shed/workshop with 3-phase power and water.

## ACCOMMODATION

### Main Residence (Dual Living).

- Main residence: 3 bedrooms, office, kitchen, bathroom, laundry, gas log fire,
- Side two: 1 bedroom (with WIR), kitchen, shower, toilet,
- Both with induction cooktops, split systems, dishwashers,
- Large 3-car garage plus boat garage.

#### Stable Loft Accommodation.

- 1-bedroom apartment with RC air, self-contained kitchen, oven, induction cooktop, pantry, verandah.

#### WATER

- Electric bore pump (500 psi), plus mains water, connected across paddocks, boxes and sheds,
- 4 dams stocked with 15,000 fish (Murray Cod, Australian Bass, Yellow Belly, Silver Perch up to 4kg)
- Automatic water drinkers and troughs in stables & paddocks,
- Water filtration system, sand and glass,

#### LAND

- Gently undulating sandy loam soils, highly suitable for pastures and equine use,
- Open, well-developed with quality fencing and shelter infrastructure,
- Significant shelter and beautification with numerous native and deciduous shrubs and trees.

#### SECURITY

- Full security entrance with intercom & remote access,
- 25 security cameras throughout the property, iPhone-compatible.

#### PHONE TOWER.

There is an Optus tower (separate title) which generates passive income of approximately \$9,000 per annum.

#### SALE DETAILS

For Sale via Expressions of Interest, closing Wednesday 12 November 2025 at 4PM.

Sold in conjunction with Inglis Rural Property - Sam Triggs 0410 683 891

Inspections strictly by Appointment Only with Inglis Rural Property or Elders Delaney Property.

\*approximately

- Land Area 20 hectares
- Bedrooms: 3
- Bathrooms: 2

**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>2</b>









