



1551 Waukivory Rd, Waukivory



IVORYVALE

One of the pearls of the Gloucester district, "Ivoryvale" has come to the market with a solid reputation and presented in pristine condition. Located in the lush Waukivory Valley, only 15 minutes from Gloucester by tar sealed road. Comprising 178 hectares of pasture improved red basalt country with a timbered rear backdrop the predominantly west facing land is intersected by the Waukivory Creek. There is a huge dam at the rear of the farm allowing for reticulated water to gravity feed troughs and the house area.

Improvements include a brick 4 bedroom homestead in a country garden setting. The open plan living area flows to the outside through a screened entertaining area and then on to the inground pool. There is ducted air conditioning, built in robes, ensuite and many more features you would expect in a premium home. Built around 20 years ago this home has a commanding position overlooking the farm. On a separate title there is a recently renovated 3 bedroom cottage near the main house. Ideal for family, visitors or as a holiday rental its own driveway and is completely separate from the main house. Structural improvements include 2 steel sheds 36 x 12 metres and 24 x 15 metres, 2 silos, steel cattle feedlot facility, steel cattle yards, solar pump on a dam, lots of new fencing and well gravelled roads.

"Ivory Vale" has won many competitions at the local show for their cattle and has also supplied the local butchers with quality vealers fattened in their paddocks or in their feedlot. The farm has been regularly fertilised and seeded which is evidenced by the lush pastures.

For more information : Peter Markey - 0418 633 060

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4 Beds 178.00 ha

Price	\$4,500,000
Property Type	Residential
Property ID	210
Land Area	178.00 ha

Agent Details

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