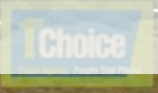




## 70-72 Nolan Road, Bass



Boundaries are for illustration purposes only



162 ACRES (65ha) – 2 TITLES - BASS RIVER FRONTAGE

**Auction Saturday 23rd April, 2022 on site, at 1pm.**

“Presenting a Vast Range of Options, This Substantial Slice of Rural Victoria is a Rare Offering”

Proximity to major Bass Coast tourist hot spots, growing regional centres and Melbourne’s expanding eastern fringe.

Title 1 – 136 acres which includes the adaptable 9 room cornerstone circa 1905 homestead, resplendent with Victorian character features. Four bedrooms, lots of light and bright living spaces including a sitting room with a striking north facing window wall capturing an enchanting rural outlook. Two ensuites, family bathroom and much more. Various shedding and stock facilities.

Title 2 – 26 acres established and comfortable 4 bedroom brick home, 2 bathrooms, open plan living/dining area plus shed.

Bass River frontage, fertile river flats, good fencing with functional laneways, various shedding and stock facilities.

Mature trees define the entrance and shelter the well-kept old-world gardens

Open For Inspection:

Wednesdays 12pm to 1pm: 16/03/22, 23/03/2022, 30/03/2022, 06/04/2022, 13/04/2022, 20/4/2022 and Saturday 12pm to 1pm: 16/04/2022 and 23/04/2022.

8 5

|                      |                |
|----------------------|----------------|
| <b>Price</b>         | Under Contract |
| <b>Property Type</b> | commercial     |
| <b>Property ID</b>   | 2462           |

### Agent Details

Simon Sheldy - 03 5678 5408  
Sharon Wintle - 0405 575 332

### Office Details

San Remo  
127 Marine Pde San Remo VIC 3925  
Australia  
03 5678 5408



Terms 10% Deposit, balance 90 days (or earlier by agreement)

Note: The adjoining 174 acre farm at 141 Lynche Rd, Bass is to be offered together with this farm for a sum total of 336 acres, or individually if not sold.

Conjunctional Agent: Alex Scott & Staff, Koo Wee Rup/Lang Lang – Andrew MacTaggart Office: 03 5997 2313 Mobile: 0418 385 158

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

[www.1stre.com.au](http://www.1stre.com.au)

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