



141 Lynche Road, Bass



GROUND FLOOR



174 ACRES – 2 TITLES – BASS RIVER FRONTAGE

Auction Saturday 23rd April, 2022 at adjoining property: 70 - 72 Nolan Rd, Bass, 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 - 19 acres (7ha) Includes a modest cottage comprising open living space, 3 bedrooms and 2 bathrooms. Outside, free standing shed, stockyards and a variety of fruit trees. Improvers opportunity or caretaker accommodation.

Title 2 - 155 acres (62ha) Bass River frontage, fertile river flats, good fencing with functional laneways.

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 Saturdays 12pm to 1pm: 16/04/2022 and 23/04/2022.

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

Note: The adjoining 162 acre farm at 70 – 72 Nolan 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

3 2

Price	Under Contract
Property Type	commercial
Property ID	2463
Land Area	69.46 ha

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



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.1stchoiceestateagency.com.au

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.