

SOLD



734 Comaum Rd, Dorodong



Under Contract - More Properties Required

"Great Heart" is located 24kms Northeast from Penola in the Southeast of South Australia and features 640 acres of impressive grazing land renowned for cattle and sheep breeding.

The Southeast renowned for its abundant underground water resource and reliable seasons has a consistent spring growing period and good winter rainfall. Penola features two primary schools, a high school, supermarket, hospital, and other rural service providers and is located 50kms north of Mt Gambier and 50kms South of Naracoorte both larger regional centres with all the services.

'Great Heart' has been utilised as a successful breeding property for many years with it currently running around 850 to 1000 lambing ewes and about 30 dry cattle. The property is split into two titles, well fenced into approximately 11 paddocks with these being watered via bores and dams. The Comaum road which runs through the middle of the property is a quiet rural road which acts as a laneway for the property leading to the improvements near the homestead from both directions.

4 2 640.00 ac

Price	SOLD
Property Type	Residential
Property ID	772
Land Area	640.00 ac

Agent Details

Mark De Garis - 0428 372 124

Tom Pearce - 0427642138

Office Details

Penola

49 Church Street Penola Penola,
SA, 5277 Australia

0887372695

The parcel is predominately grey loamy soils over clay with areas of red loam with an abundant number of redgums being a real feature. Pastures are a strong mix of phalaris, rye grass, and annual clovers which have been fed by a consistent application of fertiliser over the years. There are approximately 30 acres of vineyard which include 5 acres of Shiraz, 12.5 acres of Cabernet Sauvignon and 12.5 acres of Merlot.

The homestead is an attractive four-bedroom two-bathroom home with exposed timber throughout, large pergola area, and is set amongst an attractive garden that overlooks a large dam at the rear. Large bedrooms and open plan living area are a feature and there is a modern kitchen which looks over the dining/living room and out on the pergola at the back. There are ample improvements including a three-stand shearing shed, cattle yards, sheep yards and multiple other sheds. The property is ready to walk in and start with very little needing to be done.

'Great Heart' is a great property for someone looking to move into farming or a standalone add-on allotment with inspection being recommended, as it will impress.

Priced at \$4.2m contact Mark De Garis 0428 372 124 or Tom Pearce 0427 642 138 to arrange an inspection or for a copy of the property memorandum.

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