



"Four Winds" - productive small holding.



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621 Eulalie Lane Walmer Via, Wellington

\$465,000

"Four Winds" is 96.55 h.a (230ac) in area and has a wonderful off grid solar homestead some really spectacular views.

The owners have cleared and improved pastures with approximately 65% arable & 14 acres sewn to Wheat and in the past varying quantities of Millet has also been produced.

Recently the owners have upgraded the solar to include 22 panels at 400w totalling 8.8kw, 2x5 kw inverters, 27kw usable lithium battery plus a back up silent generator diesel that runs for 19 hours easily powering the home requirements and its new 5kw reverse cycle Mitsubishi airconditioner.

This property sustains 120 sheep & around 80 pigs with infrastructure that includes Machinery shed, hay sheds, various yardings, dog run, hay shed, sheep yard/race & 2 stand shearing shed.

There are 2 dams plus a 25,000 gallon water tank.

The homestead of "Four Winds" is of open plan design utilising lower maintenance external planking while the interior walls are stained pine complimenting the timber floor boards giving a real "countryfied" feel to the home.

Property ID: L3804252

Property Type: Cropping

Garages: 2

Carports: 2

Land Area: 96.55 hectares

Gary Francis

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There are some spectacular views that can be enjoyed from the homes return verandah which has access to the lounge and dining areas of the home.

Its master bedroom has a walk in wardrobe plus ensuite bathroom while the balance of the bedrooms have built ins and conveniently located to the main bathroom.

“Four Winds” is a manageable small rural holding that offers a lifestyle plus income opportunity especially for those looking for a sea change, property downsize or that country escape.

The Yeoval school bus can be caught at the front gate while Arthurville provides access to the Wellington run. Mail is delivered 3 times per week.

Inspections are carried out by appointment only by calling Gary Francis on 0428 459 830.

- Images reflect properties at the time when the photos were taken or in some cases at an earlier point to accommodate the privacy of the tenant or owner. Seasonal changes & maintenance can affect the current presentation and prospective purchasers are urged to use them as a guide only.