

**233 Loch-Poowong Road, Loch, Vic 3945**



**Sold Other**

Tuesday, 28 November 2023

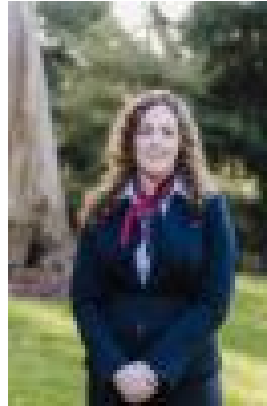
233 Loch-Poowong Road, Loch, Vic 3945

Area: 40 m2

Type: Other



Don Olden  
0417805312



Katrina Griggs  
0428571083

## Contact agent

We are delighted to present an opportunity to purchase a lifestyle grazing property in the highly sought-after district of Loch. This quality farmland offers immense potential for various agricultural pursuits such as fattening/breeding of cattle or sheep, a dairy turnout or even horses. In addition, there is an option to acquire approximately 40 additional hectares adjoining the property. With its enviable Bass River frontage and convenient proximity to the trendy Loch Village, a mere 3km away, this opportunity is truly one not to be missed. The key features of this property include:

- 40ha min. requirement for a planning permit to build in a rural zone
- Impeccable balance of sheltered creek flats, undulating terrain, and hillier landscapes, providing diverse grazing options
- Superb water supply from five dams, including two sizable ones, as well as direct access to the Bass River and a reliable annual rainfall of approximately 40 inches
- Scenic native treed plantations enhancing the natural beauty of the land
- Multiple potential home sites (subject to council approval), offering panoramic views of the picturesque Loch valley and township
- Equipped with two stand shearing facilities, ensuring efficient wool production
- Convenient undercover cattle yards and sheep yards for streamlined livestock management
- Well-fenced into eight paddocks, optimizing rotational grazing practices
- Comprised of three titles, allowing flexibility for future development or subdivision
- Located within close proximity to Loch (3 minutes), Poowong (6 minutes), and the Melbourne CBD (approximately 1 ½ hours)

The adjoining 40-hectare parcel of land situated at 281 Loch-Poowong Rd is also available for sale, offering additional opportunities for expansion or investment. Properties of this nature in such a high demand area, rarely come onto the market. Contact Katrina Griggs on 0428 571 083 or Don Olden on 0417 805 312 for more information or to arrange an inspection of this property. For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)