

238 Coulsons Road, Orbost, Vic 3888

Mixed Farming For Sale

Saturday, 13 April 2024

238 Coulsons Road, Orbost, Vic 3888

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 115 m2

Type: Mixed Farming



Melinda Coster

0351536100

Contact Agent

Elders Rural Services Australia Limited is delighted to present for sale 238 Coulson Road Orbost, a productive irrigated landholding situated within the highly renowned and picturesque Orbost region at the heart of Victoria's Snowy River country. Ideally located 10km* east of Orbost, the property comprises a highly versatile 115.9 hectares (286.39 acres) of land underpinned by 60 meg irrigation licence, beautiful four-bedroom residence with infinity pool, guest/staff self-contained flat, extensive working infrastructure and 1.8km* frontage to the Brodribb River. Key features:

- Total land area: 115.9 hectares (286.39 acres)- 238 Coulsons Road: 62.23 hectares (153.77 acres)- 69 Coulsons Road: 53.67 hectares (132.62 acres)
- Renovated four-bedroom residence with infinity pool overlooking the picturesque Brodribb River
- 60 megalitre irrigation license
- An excellent balance of highly productive topography including alluvial river flats to gently undulating grazing land currently utilised for the purpose of cattle production
- Charming self-contained flat, one-bathroom guest/staff accommodation.
- Quality working improvements including two sets of cattle yards, workshop, 24x18 machinery/hay shed, original dairy
- Solar and mains power, town water
- Extensive pasture improvement and input history
- Abundant natural water supply via four natural catchment and spring fed dams, in addition to extensive frontage to the Brodribb River
- Reliable 845mm* (33 inches)* average annual rainfall
- Ideally located 10km* E Orbost, 28km* NE Marlo and 103km* NE Bairnsdale

To be offered as a whole or as two separate allotments Mel Coster 0408 725 495* denotes approximately