

281 Loch-Poowong Road, Loch, Vic 3945



Sold Other

Tuesday, 28 November 2023

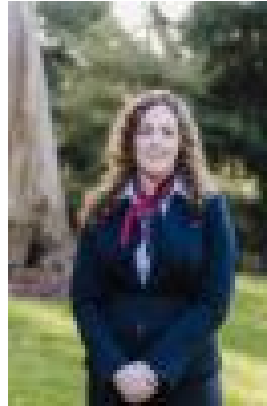
281 Loch-Poowong Road, Loch, Vic 3945

Area: 40 m2

Type: Other



Don Olden
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Katrina Griggs
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Contact agent

Loch one of Gippsland's most sought-after destinations. We are pleased to present a truly exceptional opportunity to purchase approximately 40ha of top-quality grazing land, offering an enviable lifestyle in the sought-after Loch/South Gippsland region. Furthermore, an adjoining 40ha parcel is also available for acquisition, allowing for the creation of an expansive 80ha allotment. The property boasts a range of notable features, including:

- 40ha min. requirement for a planning permit to build in a rural zone
- Well-suited for a variety of livestock, including cattle, sheep, horses, and more
- Potential home site area (subject to council approval) offering breathtaking panoramic views of the picturesque Loch Valley and Poowong District
- Diverse topography consisting of undulating and rolling hill country, providing scenic beauty and grazing opportunities
- Superb water supply from five dams, complemented by a substantial annual rainfall of approximately 40 inches, as well as a small winter creek
- Excellent fencing, ensuring secure boundaries for livestock management, with the property thoughtfully divided into seven well-maintained paddocks
- Convenient cattle and sheep yards, facilitating efficient handling and operations
- Multiple access points to the property, both from Loch Poowong Road and Frys Lane
- Tranquil treed gully area adorned with native vegetation and scattered gums, adding to the property's natural charm
- Proximity to essential amenities, with Loch and Poowong both reachable within a short 5-minute drive, while Melbourne CBD is approximately 1.5 hours away
- Notably, the adjoining property at 233 Loch-Poowong Rd is also available for purchase, presenting additional opportunities for expansion or investment

Opportunities to acquire land in this highly sought-after area are exceptionally rare. Contact Don Olden on 0417 805 312 or Katrina Griggs on 0428 571 083 for more information or to arrange an inspection of this property. For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist