

30 Simons Lane, Leongatha South, Vic 3953



Sold Mixed Farming

Saturday, 10 February 2024

30 Simons Lane, Leongatha South, Vic 3953

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 119 m2

Type: Mixed Farming



Barry Redmond



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Contact agent

Discover the perfect blend of pastoral beauty and convenience with this exceptional 296.27-acre property located on the South-Western edge of Leongatha. Just a mere 3.5km from the Town CBD, this remarkable estate offers an idyllic rural lifestyle while maintaining easy access to amenities. Commuters will delight in the approximate 90-minute drive to Melbourne's eastern suburbs. Formerly a thriving dairy farm, this expansive property has recently undergone a transformation into a flourishing market garden, primarily cultivating peas. However, with the recent reseeded permanent rye grass pastures, the opportunities for its use are boundless. Whether you aspire to continue market gardening, operate a grazing and fattening beef enterprise, or even return to the property's dairy farming roots, the choice is yours. Embracing approximately 80% of rich, fertile red soils, this land is a haven for agricultural endeavours. A range of water sources including town water, bore water, and dams ensure reliable irrigation options throughout the year. The inclusion of one large hay shed and two machinery sheds provides ample storage space for equipment and supplies, catering to the needs of your farming aspirations. Navigating the property is a breeze thanks to the all-weather central laneway. With stockyards featuring a loading race and railway line construction. Nestled within the landscape, a 3-bedroom, 1-bathroom farm-style home awaits you. Experience countryside living while still being within close proximity to Leongatha's amenities. And if you're seeking a coastal retreat, the stunning seaside town of Inverloch is less than 20 minutes away, offering sandy beaches, pristine waters, and a vibrant coastal atmosphere. Don't miss this opportunity to acquire a versatile farming property. Whether you're an astute investor or an aspiring farmer, seize the chance to create your own rural paradise. Contact us now for more information and to book your private inspection. Disclaimer: All measurements and distances are approximate. The property may be subject to zoning restrictions and relevant regulations. Prospective buyers are advised to conduct their own research and due diligence.