

**345 Fourteen Mile Road, Garfield, Vic 3814**

**THE COMPANY**

**Sold Residential Land**

Friday, 29 September 2023

345 Fourteen Mile Road, Garfield, Vic 3814

Area: 7 m2

Type: Residential Land



Harry Pannu  
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## Contact agent

The Company is delighted to present a remarkable opportunity in the fastest-growing regional area of Garfield – a 19-acre gem that is rare to find and in high demand in today's market. Located minutes from the thriving township of Garfield, this property holds immense potential for investors, those in agriculture or livestock, and individuals desiring a weekend hobby farm. Whether your interests lie in cattle farming, grazing, dairy, stock management, hydroponics, or a combination of these pursuits, this land caters to your diverse needs. For families seeking an enriching hobby farm it offers an ideal setting; providing extra space and freedom, all while remaining conveniently close to essential amenities. Nestled within minutes from the esteemed Pakenham Racecourse, this property ensures you'll always be well-positioned for those looking for overflow paddocks amid the lush green countryside of Gippsland. With wired fencing already completed and electric fencing dividing the paddocks – the groundwork is already done. The property features include :

- 19 acres of flat land
- Quality peat loam soil
- Free drainage
- Fully Fenced
- Brand new 20m x 15m shed with remote locking system
- New crossing bridge engineered for 15T gross vehicle mass access to the property
- Established pasture suits cattle or sheep grazing
- Green Wedge Zoning, it opens doors to various agricultural ventures.
- Easy transport access, cattle handling facilities & troughs connected to tanks
- Shelter attractive old oak trees, water troughs
- 3 mins drive to the local shopping centre
- 5 minutes to Garfield Train station
- 5 minutes drive to M1 freeway
- 5 minutes drive to Pakenham Racecourse

Opportunities as unique and promising as this one is a rarity. Whether you're an investor, farmer, land-banker or business owner looking for acreage this Garfield land parcel is your canvas for opportunity. Be quick to seize this chance to invest! Don't miss out - Contact Us Today! Disclaimer: The Company real estate has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.