

# 345 South Gippsland Highway, Leongatha South, Vic 3953



## Mixed Farming For Sale

Tuesday, 7 May 2024

345 South Gippsland Highway, Leongatha South, Vic 3953

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Mixed Farming**



Andrew Newton  
0402940320



Emily Clifford

**\$3,420,000**

Farmland this close to town is a hard to find, but here it is! Only 2.5 kms to town, and better yet, only 2.5 km to one of the biggest cattle selling centres in Victoria in the Victorian Livestock Exchange at Koonwarra. Set on 213.8 acres, plus river lease, this gently undulating farm features 3 road boundaries and gently slopes from the Highway at the West boundary down to the river flats on the Eastern boundary. The property is currently leased on a short-term arrangement, which can continue, or vacant possession can be made available. The land is fenced into approximately 10 paddocks and access to the farm from 3 road frontages (2 sealed). There is an abundance of water, with dam water storage, Tarwin River frontage and town water available. The water is also pumped to a header tank and fed to troughs across the farm. Infrastructure on the farm includes; Solid cattle yards and loading race, large machinery/hay shed, work shop, disused dairy, lock up garage and more. The home is a picture-perfect country style 3 bedroom, with large living areas, huge kitchen and formal dining and great undercover outdoor entertaining areas and carport. Contact Alex Scott & Staff Leongatha today to arrange an inspection, we'd love to show it to you. To arrange an inspection or make further enquiries, please contact one of our sales team; Andrew Newton ☎0402 940 320 Tony Giles ☎☎0407 528 192 Dan Huther ☎☎0418 334 801 Emily Hillberg ☎☎0422 622 299 Disclaimer; Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.