

364 Metung Road, Metung, Vic 3904



Other For Sale

Wednesday, 24 April 2024

364 Metung Road, Metung, Vic 3904

Area: 64 m2

Type: Other



Michael Enever

\$1,395,000

The opportunity to secure a diverse parcel of land well positioned close to Metung and the Gippsland Lakes is now available and presents a unique balance of agricultural, environmental and lifestyle attributes rarely seen in one holding. Referred to as "The Back Paddock" by locals, 364 Metung Road Metung boasts *160 acres (*64 Ha) with a mix of *120 acres of arable land balanced nicely into portions of river flat and hill country for hay production and livestock grazing with a sole of native and improved pastures, with the remaining *40 acres being an environmental haven of versatile wetlands attracting a mix of local migratory bird life. The property boasts some tremendous home and shed sites STCA and boasts some of the most spectacular district scenery to the north capturing the mountains and views directly over the wetlands and the Tambo River as it winds its way out to the lakes. Sardine Flat Road running parallel to the northern boundary offers access to the Tambo River for recreational pursuits. Ideally suited to cattle production the property could lend itself to a variety of agricultural and lifestyle pursuits. Town water and dams service the property for water with additional water points strategically positioned to entertain cell grazing management practices if desired. Large parcels of farming land in this location between Bairnsdale and Lakes Entrance and on the doorstep of the Gippsland Lakes at Metung are rarely found and are matched with limited opportunities to secure them. Inspections strictly by appointment for qualified buyers. All enquiry contact Michael Enever 0458 272 797. *Approximately