

445 Koonwarra-Inverloch Road, Leongatha South, Vic 3953



Sold Other

Sunday, 10 September 2023

445 Koonwarra-Inverloch Road, Leongatha South, Vic 3953

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 212 m2

Type: Other



Barry Redmond

Contact agent

Escape to the serenity of the picturesque South Gippsland region with this exceptional property, spanning approximately 525 acres across 5 titles. Nestled amidst breathtaking landscapes, this beautiful parcel of land offers an unparalleled opportunity. **Land and Infrastructure:** Attention to detail is evident throughout this well maintained property. The land features approximately 20 main paddocks with excellent barb wire fencing, most of which has been re-fenced, ensuring good security and peace of mind. A new central all-weather laneway provides convenient access across the farm, making the property easily accessible. Water supply is plentiful, thanks to 21 main dams (2 spring dams), all of which have been recently cleaned out. The property boasts a strong fertiliser history, with a Spring & Autumn application every year. Additionally a set of heavy duty cattle yards, featuring a roof and cattle scales, ensure efficient livestock management. A disused shearing shed cater your and storage needs. 95% of the property is tractorable, allowing for ease of access and maximum efficiency. The farm is currently stocking cows and calves (Angus cows with Waygu Angus cross calves (F1) and approx. 20-25 bulls) **The Farmhouse:** Discover a comfortable, 3-bedroom, 2-bathroom brick veneer farm-style house, perfectly positioned to capture sweeping rural views. The residence offers a peaceful sanctuary where you can unwind and soak in the atmosphere. The bullnose verandah adds a touch of classic elegance, and the double car garage, along with a small 3 bay shed provides ample space for your vehicles & storage requirements. **Location and Amenities:** Conveniently located in close proximity to the Victorian Livestock Exchange selling centre, Leongatha, and the stunning beaches of Inverloch, this property combines the best of rural living with easy access to essential amenities. Whether you're looking to participate in livestock trading, shopping for your essentials in Leongatha, or visiting the coastal town of Inverloch, everything you need is just a stone's throw away.