

# 458 Korumburra-Warragul Road, Korumburra, Vic 3950

**AREA SPECIALIST**

## Sold Acreage

Friday, 15 March 2024

458 Korumburra-Warragul Road, Korumburra, Vic 3950

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 53 m2**

**Type: Acreage**



Jack Gilchrist  
1300080547



Jassy Batrouney  
1300080547

## Contact agent

Area Specialist South Gippsland is proud to present this magnificent 131 acre property to the market, offering the ultimate rural lifestyle in a most picturesque and naturally beautiful setting. Zoned for farming and set just 5 minutes from the township of Korumburra, a labour of love has resulted in not only a charming and invitational place to call home, but with exceptional potential for deriving income and living off the land. Set in a delightful garden of mature trees, the character infused four bedroom homestead features wraparound verandas, polished timber floors, high ceilings and an idyllic placement enabling priceless rural views from every aspect. The living area features direct flow onto the veranda via sliding french doors, framing irreplaceable outlooks across fertile green pastures and a large dam with some resident geese. The large country style kitchen is well appointed with a high end Smeg oven, bespoke cabinetry and an impressive butlers pantry, conveniently sitting alongside the meals and family sharing area. Your comfort is guaranteed with quality double glazed windows throughout, a central fireplace and split system heating/cooling. Extensive insulation has been installed for year-round comfort including internal and external walls, underfloor and ceiling. Respite can be found on any of the verandas, the separate sitting room or among the four bedrooms, the master hosting a well-fitted walk-in robe and ensuite bathroom as well as beautiful bay window to admire the ever-changing landscape outside. The main bathroom is treated with a freestanding bath and separate walk-in shower. Previously operating successfully as a dual free-range egg and sheep farm, the property ran 5000 hens and 300 sheep at peak production. 20 well fenced paddocks have fox proof fencing, which are all individually watered and serviced by laneways, providing the flexibility for a range of agricultural pursuits. The rear steeper sections of the farm has been regenerated with over 60,000 native trees providing extensive windbreaks for stock and pastures and is a drawcard for returning native wildlife to the area. The property also features productive fruit trees, raised vegetable gardens and chook pens cementing your sustainable lifestyle. Exterior assets include a converted dairy with 3 spacious rooms, once used for farm gate produce sales and offering endless potential, a triple carport, separate 5 bay machinery shed, hay shed and various sundry shedding as well as quality sheep yards and loading race. Positioned just half an hour from Inverloch, 50 minutes to the South East suburbs and an easy 90 minute drive to the CBD, this wonderful property presents an opportunity to enjoy a rural lifestyle living with a productive farm income only minutes from the bustling township of Korumburra. Looking to buy, sell or rent in South Gippsland? Get in touch with your expert team today and call Jack Gilchrist on 0411 181 577 or Jassy Batrouney on 0428 294 388 or pop into our office at 8/43-49 Little Commercial Street, Korumburra. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters.