

585 Yarragon Leongatha Road, Wooreen, Vic 3953

Lifestyle For Sale

Wednesday, 27 December 2023



585 Yarragon Leongatha Road, Wooreen, Vic 3953

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 8 m2

Type: Lifestyle



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\$1,700,000 - \$1,800,000

Located in the beautiful South Gippsland hills, just 10 minutes north of Leongatha is this amazing property, featuring so many hidden gems to uncover and is set on a picturesque rural parcel of just under 20 acres. The main home is situated in a prime position with a North facing aspect across the stunning rolling hills. The main features of the property include-

- Main residence of 2 bedrooms (possible 3rd bedroom conversion of rumpus room)
- Master with full ensuite and walk in robe (West wing of the home)
- Second bathroom servicing the East wing
- Large rumpus room/second living or formal lounge
- Central open plan lounge/family room/dining and kitchen
- Modern kitchen with 900mm Oven and Gas Hotplates, dishwasher, loads of storage and bench space (with breakfast bar)
- Cosy wood fire, reverse cycle air conditioners (x 3), beautiful spotted gum timber flooring and an amazing North facing outdoor entertaining deck
- Under house wine cellar and processing room
- 5 large rainwater tanks (approx. 80,000 + Lt in total) + 1 large header tank pumped from the dam (via petrol pump) for garden water
- Solar power unit, house mounted - North facing
- 2 B&B cottages, fully self-contained with ensuite, outdoor private retreat with BBQ area and reverse cycle air conditioners
- Two vineyards including Pinot and Shiraz
- Massive orchard with various fruit including, lime, lemon, cherry, peach, apple, nectarine, almond and more
- Various feature gardens, including succulent, Japanese, French, rose walk, Indigenous, oak, sculpture and more
- Various storage sheds, carport, lock up sheds and an amazing art studio
- Grazing paddock with dam, stock yards and loading race
- Various established tree plantations

Black duck farm is situated 10 minutes North of Leongatha and just minutes from the renowned Grand Ridge Road tourist drive. 30 minutes to the Golden beaches of Inverloch and so many other amazing places right on your doorstep to discover. There is so much here to uncover, you need to see it to believe it. Contact Alex Scott and Staff today to arrange an inspection, we'd love to show it to you. 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.