

# 60 Holstons Road, Driffield, Vic 3840

## Sold Dairy

Wednesday, 10 January 2024

60 Holstons Road, Driffield, Vic 3840

Area: 123 m2

Type: Dairy



Nathan Cleeland  
0497114568



Elizabeth Doyle  
0400102439

## Contact agent

LAWD is pleased to present for sale 60 Holstons Road, Driffield (the Property), a highly productive, modern and efficient dairy opportunity located in the renowned Gippsland region of Victoria, one of Australia's key dairy regions. Comprising 123.86\* hectares (306\* acres), the Property offers an operationally efficient layout and a proven history as a highly profitable, low input, pasture-based dairying enterprise. KEY INVESTMENT HIGHLIGHTS INCLUDE: • 123.86\* hectare dairy operation comprising 8 Certificates of Title. • Strategically located in one of Australia's key dairy regions, renowned for its reliable annual rainfall (863\* millimetres), productive fertile soils and excellent climatic conditions, ensuring efficient pasture production and year-round feed supply. • Exceptionally developed farm with 3.28\* kilometres of internal laneways servicing 49 paddocks. Each paddock features access to secure water. Concrete troughs are located in all paddocks. • The Property has been renovated with high quality pastures including mixed perennial varieties. • Excellent fit-for-purpose dairy infrastructure including an entirely modernised 30-unit swing over GEA dairy (May 2023), calf shed with Lely automated feeder, 9,100\* litre milk vat, 300\* cow yard and undercover vet/AI race. • Currently supporting 235\* milking cows and young stock. • High quality support infrastructure including a hay shed, two machinery sheds and four silage pits. • A four-bedroom, two-bathroom homestead set within established gardens featuring stunning rural views. Further accommodation includes a weatherboard cottage (two-bedroom). • Conveniently located in proximity to Morwell, Traralgon and Warragul town centres, providing an array of amenities and services. An Information Memorandum is available upon request. \*approximately