

# 69 Whittinghams Access Road, Club Terrace, Vic 3889



## Other For Sale

Thursday, 13 June 2024

69 Whittinghams Access Road, Club Terrace, Vic 3889

Area: 246 m2

Type: Other



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**\$975,000**

Located in Far East Gippsland, amidst the tranquil landscapes of the Bemm River catchment area, 69 Whittinghams Access Road is a substantial parcel of land that presents an exceptional opportunity for the discerning farmer. Running alongside the McKenzie River, spanning approximately 610 acres, this property boasts a harmonious blend of approximately 400 acres of bushland and 200 acres of cleared terrain including river flat, making it an ideal location for agricultural pursuits and weekend retreats alike. Capable of running 40 head of livestock, this property is not only a practical choice for farmers looking to expand their operations but also an idyllic escape for those seeking respite from the bustle of daily life. Embrace the country lifestyle with activities such as motorbike riding, bushwalking, gold panning, and fishing in the McKenzie River, which adorns the property's northwestern boundary. Avid hunters will find themselves at home amongst the deer and a rich tapestry of wildlife that frequents the land. The majestic mountain views serve as a breathtaking backdrop to a landscape punctuated by natural springs, two lagoons, and multiple dams. For convenience, mains power is available for connection, and the property is well-appointed with a 16Mx9M 4-bay shed, a 22,500L water tank, and a relocatable cabin that comfortably sleeps six. A robust set of yards and a mix of new internal and 2 wire electric fences, and majority new boundary fencing underline the property's readiness for livestock management. Positioned just off the Princes Highway, 3km past Bellbird Creek and a mere 45 Kms from Orbost and 36 Kms from Cann River, this isolated paradise combines accessibility with the peace of a remote haven. Whether you're eyeing agricultural expansion or a family sanctuary, this property promises limitless possibilities and an unmatched rural lifestyle.