

59 Parkins Rd, Shady Creek, VIC, 3821



Sold Rural

Monday, 26 August 2024

59 Parkins Rd, Shady Creek, VIC, 3821

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: Rural



Greg Tuckett

'KOORAGULLA'

Elders Real Estate is delighted to present for sale 'Kooragulla,' located in the Shady Creek district via Warragul, West Gippsland. Spanning 481 acres, 'Kooragulla' offers an exceptional blend of high-quality land and infrastructure ideally suited for various agricultural pursuits including horticulture, viticulture, equine activities, livestock farming and more.

Key highlights of 'Kooragulla' include -

- ☒ A total land area of 481.7 acres divided into 3 titles.
- ☒ An expansive cool room and packing/storage facility (46.6m x 34m under roof) boasting a capacity of 1200 tons, equipped with three-phase power connectivity.
- ☒ Two dwellings.
- ☒ Abundant water resources, sourced from catchment dams, a 27.2 megalitre license from Shady Creek and a consistent annual rainfall of 40 inches.
- ☒ Underground irrigation infrastructure in place.
- ☒ A well-balanced terrain, encompassing creek flats and gently undulating landscapes.
- ☒ Additional outbuildings including a former stable complex, farm administration office and sundry machinery sheds.
- ☒ Well fenced with most paddocks accessible via a central laneway system leading to excellent cattle yards featuring undercover crush facilities.
- ☒ Convenient accessibility situated just 10 kms from the Princes Highway, 19 kms from Warragul and a mere 1.5 hour drive from Melbourne.

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'Kooragulla' represents a rare and compelling prospect to acquire a versatile property in a highly desirable location. Inspection is available strictly by appointment through our selling agents. For further details or to arrange a viewing please contact Greg Tuckett on 0428 826 600 or Don Olden on 0417 805 312.

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist