

125 Stewart Road, Woodleigh, VIC, 3945



Rural For Sale

Monday, 18 November 2024

125 Stewart Road, Woodleigh, VIC, 3945

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: Rural

For Sale by Auction: 'Kanangra' - A Unique Opportunity on 186.73 Acres

Nutrien Harcourts Leongatha is proud to present 'Kanangra' to the market for the first time in over 47 years. This outstanding rural property offers a combination of versatile land, a comfortable family home, and premium farming infrastructure, all located within easy reach of major regional hubs and Melbourne.

Auction Details:

- Date: Friday, 20th December 2024
- Time: 1:00 pm (E.S.T)
- Location: Kernot Hall

Property Features:

- Land Area: 186.73 acres (75.56 Ha) in 2 titles
- Home: A solid 4-bedroom, 1-bathroom brick veneer residence, circa 1960s
- Standard kitchen with laminate benchtops, upright electric stove, rangehood, and dishwasher
- Spacious meals area with gas heating, plus adjoining living area with wood fire and air-conditioning
- All bedrooms have ceiling fans; two bedrooms with built-in robes, one with air-conditioning
- Family bathroom with bath, shower (step over), and separate toilet
- Additional second shower and toilet in laundry
- Double carport, two lock-up garages, workshop, and garden shed
- Water supplied via 2 concrete water tanks

Land & Infrastructure:

- Rolling to gently undulating land subdivided into 6 main paddocks
- 8 dams, each with water troughs (Approx. 14 troughs in total)
- Heavy-duty stockyards with crush, loading race, water trough in the yards & a concrete base
- Excellent fencing, with barb wire and electric hot wire
- Bitumen road frontage on Stewart Road and gravel road frontage on Edden Road

Farming Potential:

This property features lush pastures, ideal for fattening cattle, and is renowned for its heavy carrying capacity. Kanangra is perfect for a wide range of agricultural pursuits.

Location:

- Less than 90 minutes to Melbourne CBD
- 45 minutes to the Victoria Livestock Exchange at Koonwarra
- Less than 30 minutes to Wonthaggi and Phillip Island
- Close to local amenities and transport links

Auction Terms:

- 10% Deposit on the fall of the hammer
- Balance due in 60 days

The home is being sold on a walk-in, walk out basis, with all furniture included, excluding some personal items.

Inspections:

Strictly by appointment only. For more information, or to arrange a private inspection, please contact Barry Redmond on 0477 622 292.

Don't miss out on this rare opportunity to secure a large-scale rural property in a prime location. Be ready to make 'Kanangra' yours at auction on December 20th!