

**7666 South Gippsland Highway, Gelliondale, VIC,
3971**



Sold Rural

Saturday, 16 November 2024

7666 South Gippsland Highway, Gelliondale, VIC, 3971

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Rural

Irrigated South Gippsland Powerhouse

LAWD is pleased to present for sale 7666 South Gippsland Highway, Gelliondale VIC (the Property), a large-scale grazing operation located in the tightly held South Gippsland region of Victoria.

KEY INVESTMENT HIGHLIGHTS INCLUDE:

- ☒ 328* hectare (810* acre) grazing operation comprising five* Certificates of Title.
- ☒ First-class irrigation infrastructure including centre pivot irrigation, two bores, 25* megalitre storage dam and further irrigation development opportunity.
- ☒ High-security ground water entitlements (625* megalitres) enable year-round feed production regardless of seasonal conditions.
- ☒ Highly productive soil types, majority of which are black and brown alluvial loams, conducive to a range of agricultural pursuits including beef breeding, fattening or dairy.
- ☒ Predominantly open and level land types offering economies of scale and operating efficiencies.
- ☒ South Gippsland Highway frontage and an internal roadway system provides efficient access for the movement of livestock and machinery.
- ☒ Excellent fencing divides the Property into 46* paddocks which are easily accessed and all feature secure water.
- ☒ Fit for purpose infrastructure including ProWay cattle yards, two machinery sheds, workshop and a five-bedroom brick dwelling.
- ☒ Located in the well-regarded Wellington district of South Gippsland, one of Australia key beef and dairy regions, in close proximity to Yarram (nine* linear kilometres), Port Welshpool (15* linear kilometres), Leongatha (60* linear kilometres) & Melbourne (170* linear kilometres)

Inspection by appointment. Information Memorandum available upon request.

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