1412 LARDNERS TRACK, LARDNER, VIC, 3821









SOLD

GIPPSLAND FINEST 380 ACRES, 6 TITLES WITH ROAD FRONTAGES. FIRST TIME OFFERED FOR SALE SINCE 1872!

A truly magnificent holding of the highest calibre, with endless options including: dairy, beef, horticulture, tourism, lifestyle and an investment land banking opportunity.
With stunning 360 degree panoramic vistas throughout the property, there are numerous sites to build the house or homes of your dreams, or simply enhance the two existing ones. The dwellings include a 4 bedroom weatherboard home and a 3 Bedroom Brick veneer home.
This tightly held holding is without question an absolute rare offering, suiting international and local purchasers alike.
Located along the booming south eastern corridor, just over 5 minutes to the M1 freeway. 10 minutes to the major towns of Drouin and Warragul, which offer excellent shopping and quality schools. It is also an easy commute to Melbourne.
This wonderful farm is situated in one of the top five most liveable areas in Australia, as cited by Core Logic a leading Real Estate data company.
The Baw Baw Shire is experiencing strong unprecedented growth due to its improved transport links, technology, infrastructure and employment prospects, not to mention it showcases some of the most picturesque and productive high yielding land in Australia. Warragul/ Lardners Track is now seeing a strong stream of city dwellers severing ties with suburbia to fall in love with the country lifestyle.
The farm property could not be any more picturesque with far reaching views from the Baw Baw Ranges to the Strzelecki Ranges. Even though the views are breathtaking the land is not steep and has a gentle undulation with red clay loam soil making for all year- round access.
Excellent water security with the O'Mahoneys creek running through the property, separate to the spring fed/ run off filled dam with a capacity of approx. 15 megalitres. Lardner's track has an annual rainfall average 1000mm.
Farm details are:
1. Continually improved high yielding quality pastures (Including late heading Perennial, Italian and Annual Rye Grass).
2. Excellent fertiliser history.
3. Weeping wall solids pond and effluent dam.
4. Effluent hydrant irrigation to 50 percent of the farm.
5. 2 automated pumps from separate water sources to 2 header tanks and gravity fed troughs.

7 BED | 2 BATH | 0 CAR

PRICE:
$11,000,000

OPEN FOR INSPECTION:
N/A



Peter Powell
0458555099
peterpowell@atrealty.com.au
Peter Powell Property