

585 YARRAGON-LEONGATHA ROAD WOOREEN



FOR SALE

QUALITY HOME, 2 COTTAGES, 19.5 ACRES + MORE!

***SPECIAL EVENT:** Please join me for a tour of this delightful listing, followed by the opportunity to sample home-grown wine & produce generated from this special property. Take this opportunity to meet the current owners, who are happy to oblige any questions & share the joy of their experiences at Black Duck Farm.

Many great years have been enjoyed here by the current owners and shared with friends and family along the way but there always comes a time to step into another chapter.

The hard work has been done and lots of heart, fun and thought has been put into establishing this property and now it's time for the next people to step in and literally enjoy the fruits (and veggies and wine) of the labour already completed so you don't have to.

A tranquil location with North Facing views on approx. 19.5 acres, overlooking the stunning rolling hills of Gippsland, on a sealed road, only 10 minutes from town. This is a place where you can reside whilst living an idyllic lifestyle, live self-sufficiently, grow, harvest, bottle and drink your own Pinot and Shiraz. Eat home grown vegetables and fruits, enjoy the spoils from your own olive grove, livestock and art studio, take advantage of solar power and ample water supply from rainwater tanks and large dam. You could also have the option of income production from two delightful cottages or simply offer your family a lovely place to stay. School bus route. Sound appealing so far? There's so much more and it's a must to see for yourself!

This is a property with a lot of heart and community minded owners have lovingly established Black Duck Farm over a number of years to make this truly something special. This is a property that's designed to be shared and enjoyed by family, friends and guests.

The property is an eclectic and tasteful combination of homemade art and sculpture, woodwork and an imaginative variety of feature gardens to explore including a Japanese garden, fern garden, Oak Bar, violet garden, children's garden, to name just a few. There is a small section of forest, the vineyard, garden areas plus pasture that currently carries 15 sheep.

The main residence comprises of a spacious weatherboard home designed to take full advantage of the views. It features an open plan kitchen, dining and living area with sliding doors

4 BED | 4 BATH | 2 CAR

PRICE:

\$1,480,000 - \$1,595,000

OPEN FOR INSPECTION:

N/A

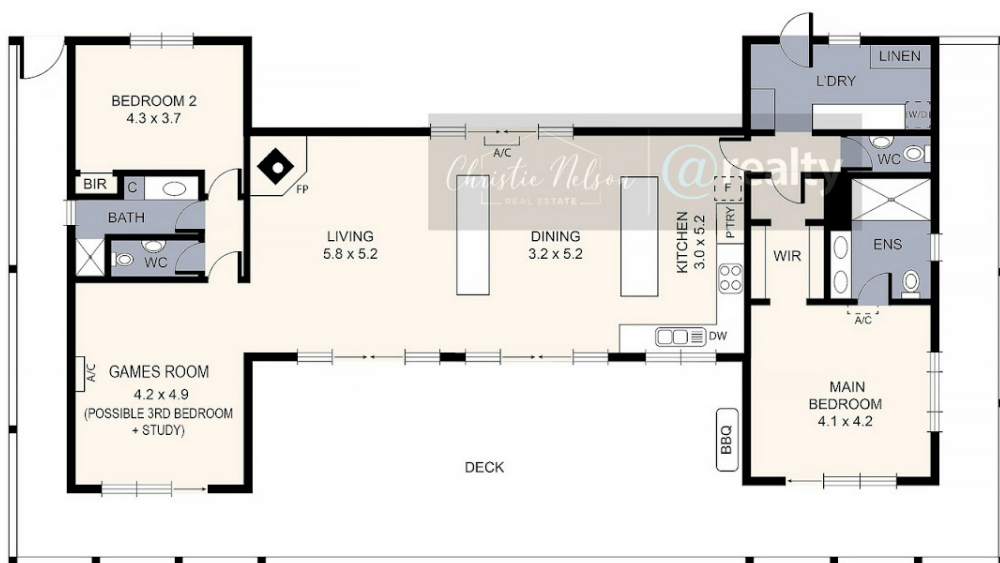


Christie Nelson

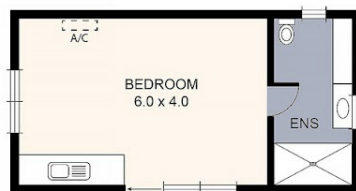
0407812904

christienelson@atrealty.com.au

[Christie Nelson Real Estate](#)



Aegean Cottage



Tuscan Cottage

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.