



## 135B Baker Road, KROWERA, VIC 3945

"On Top of the World" – Cattle / Sheep Fattening or Breeding Krowera / Loch – South Gippsland

**65.56 hectares, 162.00 acres**

135 Baker Rd, Krowera combines 162 acres of highly productive grazing land with panoramic views as far as the eye can see. Ideally suited to cattle or sheep fattening/breeding, this superb property is situated in the renowned Krowera/Loch district of South Gippsland. Close to all the attractions and beaches of Bass Coast, Phillip Island, Westernport Bay, perfect farming lifestyle awaits.

Note: This 162-acre property is part of a 305-acre property which can also be purchased as a whole

Features include:

Farm:

- 162 acres of heavy carrying 'Bluegum' hill country.
- Watered by 11 dams plus a reliable 40 inch plus annual rainfall.

**TYPE:** Sold

**INTERNET ID:** 300P133707

**SALE DETAILS**

**\$1.45 Million**

**CONTACT DETAILS**

**Elders**  
**Leongatha/Korumburra**  
 37 Bair St  
 Leongatha, VIC  
 03 5662 3523

**Don Olden**  
 0417 805 312

- Well fenced for sheep and cattle to 7 paddocks.

Home:

- 4 spacious bedrooms all with built in robes.
- Well-appointed kitchen and dining with large walk-in pantry.
- Separate lounge plus 2 additional living areas.
- Polished timber floors, wood heater and a view from every window enhance the spirit of country living.
- A renovated and modern bathroom features a walk-in shower and vanity plus 2 toilets.
- Double garage with internal access.

Improvements:

- 10mx8m hay / machinery shed.
- 12mx8m machinery shed / workshop.
- 2 stand shearing shed 10mx9m with pens and slat floors.
- 10mx9m slat floor holding shed for sheep.
- Cattle and sheep yards.

Location:

- Loch village 9km
- Korumburra 20 mins
- Wonthaggi 20 mins
- Melbourne 1 hour

Boasting views from Phillip Island to the lights and buildings of Melbourne over to Westernport Bay, this superb property presents a great opportunity to combine farming and lifestyle beyond that of the normal hobby farm. Close to the renowned Loch village and within 1 hour of Melbourne, this is an opportunity not to be missed. The adjoining 143 acres is for sale which would make a total 305 acre enterprise, if desired.

Property being sold in conjunction with SEJ Real Estate. Inspection is strictly via appointment with selling agents. For further information, contact Don Olden 0417 805 312, Katrina Griggs 0428 571 083.

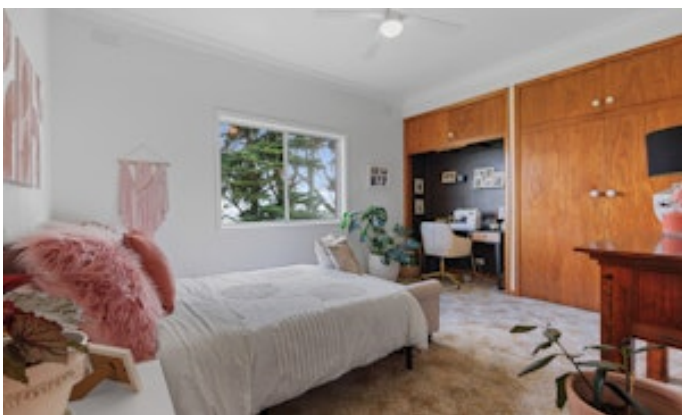
For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

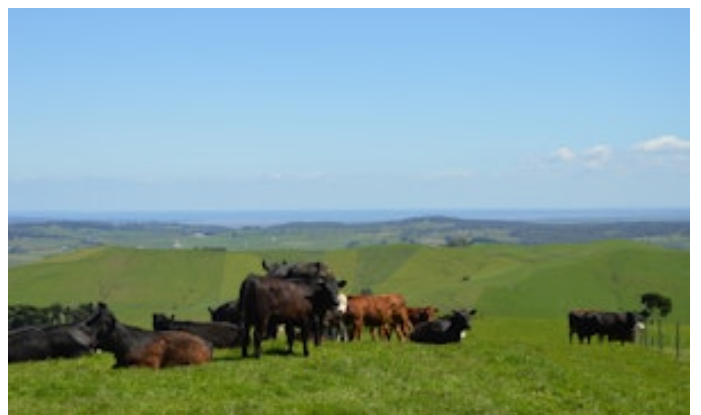
- Land Area 65.559074 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

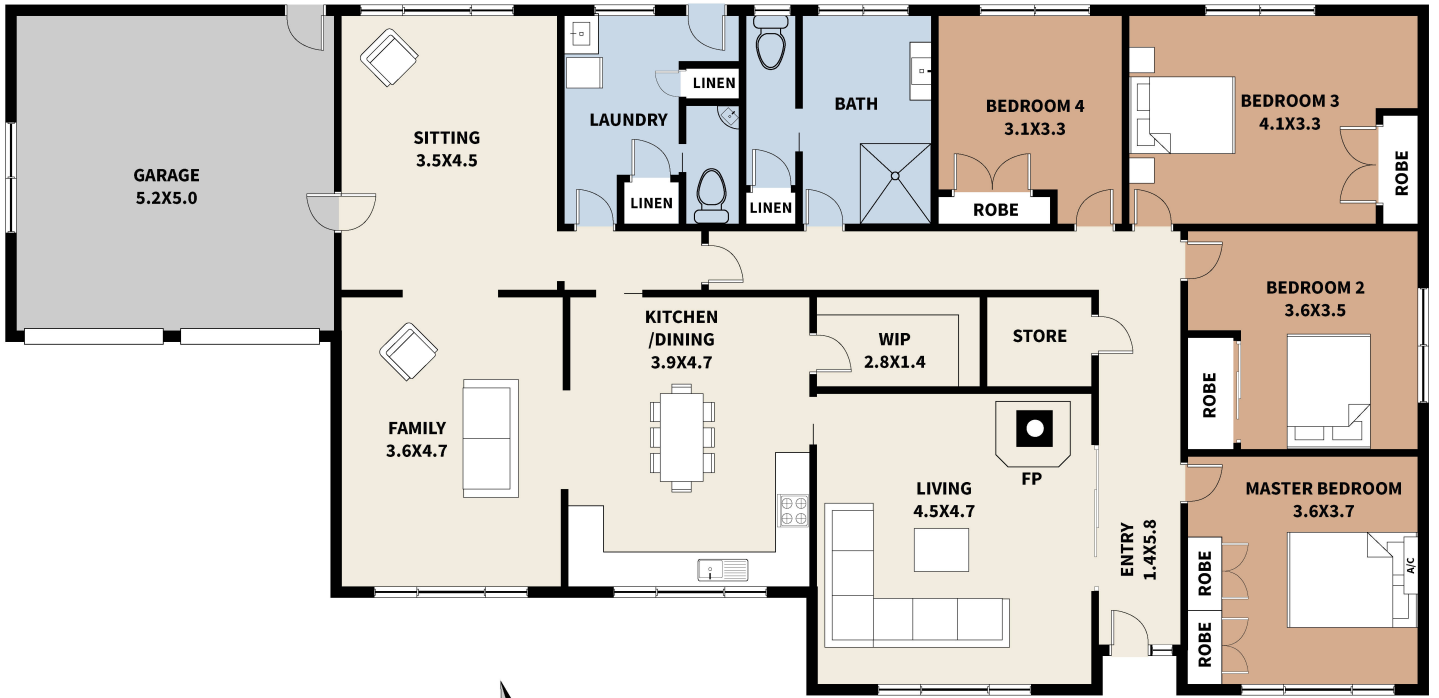
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KROWERA