



1096 Grantville - Glen Alvie Road, ALMURTA, VIC 3979

Land, Views, Location

74.06 hectares, 183.00 acres

Elders Rural Services Australia is pleased to offer for sale 1096 Grantville - Glen Alvie Road, Almurta - a 183*-acre holding across three titles, complete with a current planning permit for a dwelling. A standout opportunity in heavy carrying blue gum country to create a quality country residence in an accessible location.

Elevated at an average of 132 metres above sea level, the property enjoys amazing views over Candowie Reservoir and Western Port Bay. Sealed road frontage, private all-weather access through native bushland, high-quality brown dermosols and average rainfall of 944mm underpin both lifestyle appeal and the farm's performance.

Property features

Planning permit on 22-acre title

Titles 149.4, 11.4 and 22.4 acres

TYPE: For Sale

INTERNET ID: 300P178306

SALE DETAILS

\$1,900,000

CONTACT DETAILS

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

Ben Townsend
 0400 594 487

All-weather track to potential home sites (STCA) on 149-acre title

Undulating to hill country

Nine dams servicing nine paddocks

Quality fencing with solar electric fencing

Treed gullies

Brick water well

Timber stockyards with metal vet crush

8m x 6m shed on concrete

Ideally located 113km* south east of the Melbourne CBD, 58km* south west of Warragul, 70km* south east of the south east suburbs and 49km* east of Phillip Island

* denotes approximately

For further information or to inspect the property, please contact or Ben Townsend on 0400 594 487

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

- Land Area 74.057472 hectares



