



## 65 Armstrongs Road, KONGWAK, VIC 3951

Dairy with Amenities for Work and Lifestyle

**74.87 hectares, 185.00 acres**

Elders Rural Services Australia is pleased to present for sale 65 Armstrongs Road, Kongwak. Spanning 185\* acres of Kongwak's undulating to hill country, this 10-aside dairy farm is well set up for the first-time dairy farmer or those seeking a productive and well-located holding.

Water is secure with eight dams, including power to the main dam, and troughs in every paddock. Infrastructure includes generous shedding and a practical amenities building complete with shower, laundry and toilet, making day-to-day operations easier. With a neat 10-aside dairy, the property is well suited to continued dairying or could readily adapt to other farming ventures.

### Key Property Features

- 10-aside double-up dairy with 4,200-litre vat
- Amenities building with shower, toilet and laundry

**TYPE:** For Sale

**INTERNET ID:** 300P183035

**SALE DETAILS**

**\$2.1 Million**

**CONTACT DETAILS**

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

**Ben Townsend**  
 0400 594 487

- 14 paddocks
- Troughs in all paddocks
- 35 acres cut annually for hay and silage
- Machinery shed (18.3m x 7.6m) with three-phase power, generator and adjoining workshop on concrete
- Calving shed (11.7m x 8m), concrete flooring, power, internal and external lighting
- Hay shed (17m x 8.8m) 3-sided metal sheeting with earth floor
- Hay shed (13m x 6.5m) 2-sided metal sheeting with earth floor
- 1004mm annual rainfall

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

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

- Land Area 74.866844 hectares





