



## 30 Canobios Road, BENA, VIC 3946

Dairy Today, Beef Tomorrow

**58.68 hectares, 145.00 acres**

Elders Rural Services proudly presents this 145-acre property in the sought-after Bena district. The property includes a four-bedroom, one-bathroom home with a new roof and external cladding. Whilst the interior has character, it needs work to match the exterior. With approximately 90% of the land tractorable, the property lends itself to a grazing or dairy operation.

Divided into 16 paddocks with 13 troughs, 6 dams and a main dam connected to three-phase power, water security is a standout. Improvements include multiple sheds, a 32-side dairy with auto systems, and a 400-cow holding yard. Importantly, the existing dairy infrastructure could be converted into quality undercover cattle yards, providing buyers with the option to transition the property into a well-equipped beef operation.

### Key Property Features

145 acres\* (90% tractorable)

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P184188

**SALE DETAILS**

**\$1.8 Million**

**CONTACT DETAILS**

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

**Ben Townsend**  
 0400 594 487

16 paddocks

laneways

13 troughs

Six dams, main dam with 3-phase power

12m x 12m hay shed

18m x 18m machinery shed

32-aside dairy

Automatic cup removers

Automatic feed systems

400-cow holding yard

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](https://consumer.vic.gov.au/duediligencechecklist)

- Land Area 58.679418 hectares
- Bedrooms: 4
- Bathrooms: 1



**HOMESTEAD**

<b>Bedrooms</b>	4
<b>Bathrooms</b>	1







