



164 Joiners Road, NEWMERELLA, VIC 3886

Tranquil Rural Lifestyle with Modern comfort - 109 Acres in Newmerella.

44.28 hectares, 109.42 acres

Welcome to 164 Joiners Road. A versatile mixed farming property nestled in the peaceful community of Newmerella. Set on approx 109 Acres (43.29 Hectares) of flat to gently undulating land, this property offers a rare combination of rural charm, sustainable living and modern convenience.

Perfect for those seeking a serene lifestyle without compromising on comfort, the home features:

- * Three generous bedrooms
- * Well appointed bathroom with separate shower, bath and toilet
- * Open plan kitchen, dining and living room with split system
- * Enclosed back sun-room with wood heating fire place

TYPE: For Sale

INTERNET ID: 300P184854

SALE DETAILS

\$1,250,000

CONTACT DETAILS

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Farm & Shedding Infrastructure

The property is fully equipped for hobby farming or running livestock, with quality infrastructure throughout:

- * 9m x 6m Steel Hay Shed
- * 7m x 7m Carport with electric roller doors at the front
- * 4-bay steel shed, including one lockable bay - great for workshop or secure storage

Land & Water

Currently used for cattle grazing, the land is well fenced and features:

- * 7 Dams ensuring ample stock water supply
- * A seasonal gully running through part of the property
- * Plenty of established trees for shade and firewood
- * Stock-yards and good fencing

Sustainability & Location

With solar capabilities, this property has excellent potential for off-grid living, making it ideal for those looking to reduce their environmental footprint and embrace self-sufficiency.

All this just:

- * 8 Minutes to Orbost township and the Snowy River
- * 20 Minutes to beautiful Marlo coast line and boating
- * 40 Minutes to Lakes Entrance for entertainment and shops

This is your chance to secure a lifestyle property that blends peaceful rural living with practical modern amenities - all within easy reach of East Gippsland's best coastal and country towns.

Reach out for a private inspection. Minimum 24hrs notice required. Property currently has a casual lease in place.

Elders Real Estate Team Bairnsdale

- Land Area 44.28 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1





