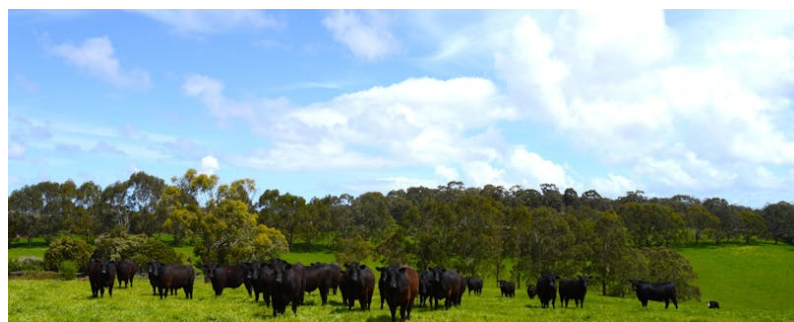




## 5 Darshan Lane, KOONWARRA, VIC 3954

'Well 63 East' - Highly Desirable 251 Acre Property | Koonwarra, South Gippsland

**101.58 hectares, 250.99 acres**

Elders Real Estate is proud to present 'Well 63 East', a picturesque and highly productive 251-acre property located in the tightly held region of Koonwarra, South Gippsland. Beautifully balanced and well sheltered, this outstanding holding features a new Kialla-built home, excellent infrastructure, reliable water and fertile undulating land, perfectly suited to cattle breeding and fattening, horses, or mixed farming pursuits. Set in a private and tranquil location, 'Well 63 East' offers the best of both farming and lifestyle.

Quality features of the property:

Farm:

251.8 acres of fertile, productive, undulating land

Excellent fertiliser history

**TYPE:** For Sale

**INTERNET ID:** 300P186088

### SALE DETAILS

**\$13,800 - \$15,000 per acre**

### CONTACT DETAILS

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

**Katrina Griggs**  
0428 571 083

19 well-fenced paddocks serviced via a central laneway system

Strong, functional cattle yards with heavy-duty crush

2 machinery sheds, 2 hay sheds, disused dairy with yards and undercover crush, plus additional shedding

Secure water supply via 11 dams (including large dam with electric pump), 'Small Creek' frontage plus a 40 inch (approx.) annual rainfall

Established treed plantations throughout the property for shelter, birdlife and aesthetic appeal

Home:

Brand new 4-bedroom, 2-bathroom residence (main with ensuite)

Stunning kitchen with dual electric ovens, gas cooktop, ample bench and cupboard space, and walk-in pantry

Open plan living plus a second lounge area

Radiant heater for the cooler months and split system reverse cycle for year-round comfort

A light-filled study area adds flexibility for those working from home or a quiet retreat

Excellent laundry & mud room with generous storage

8.6kW solar system and inverter helping to reduce electricity costs

Two large water tanks

3-bay carport

Ideally located within easy reach of Koonwarra Selling Centre â## 5 minutes, 9 minutes to Meenyan, 11 minutes to Leongatha, 20 minutes to Inverloch, and just under 2 hours from Melbourne CBD. 'Well 63 East' presents an exceptional opportunity to secure a high-quality grazing property in one of South Gippsland's most sought-after districts.

An Information Memorandum is available on request.

For further information or to arrange an inspection, please contact:

Katrina Griggs â## 0428 571 083

Sharon Turton â## 0447 604 796

Damien Minogue â## 0427 507 369

For a Due Diligence Checklist, visit: [consumer.vic.gov.au/duediligencechecklist](https://consumer.vic.gov.au/duediligencechecklist)

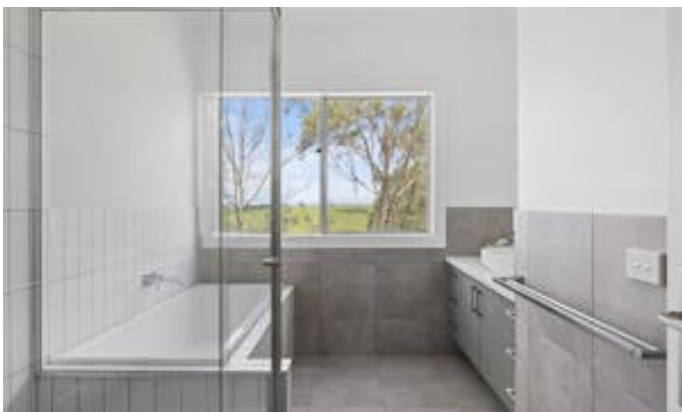
- Land Area 101.576096 hectares
- Bedrooms: 4
- Bathrooms: 2



**HOMESTEAD**

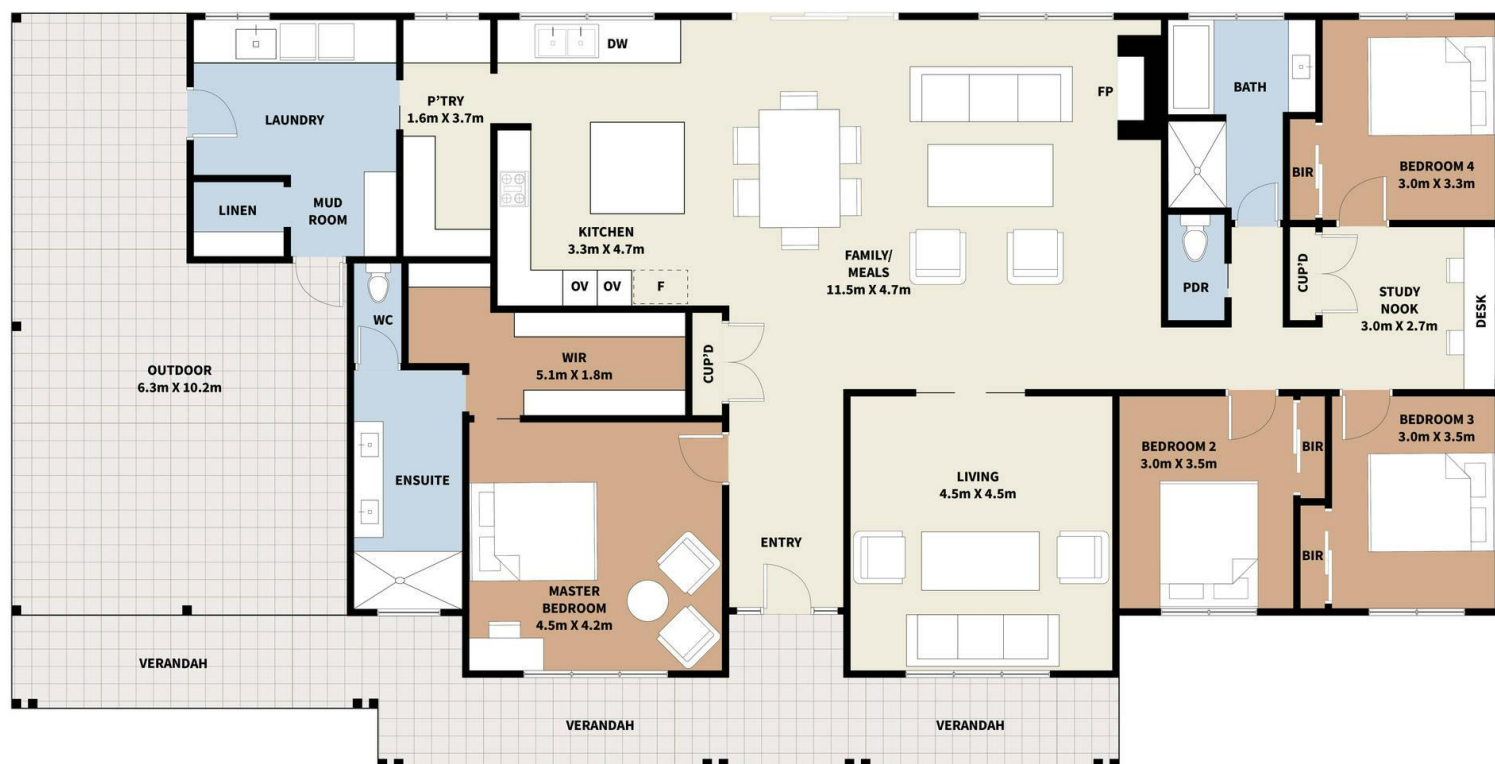
|                  |   |
|------------------|---|
| <b>Bedrooms</b>  | 4 |
| <b>Bathrooms</b> | 2 |











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.