



## 365 Limonite Road, BOOLARRA SOUTH, VIC 3870

Productive 257 Acre Holding Across 3 Titles – Boolarra South

**104.00 hectares, 256.99 acres**

This well-balanced and productive property offers a superb mix of quality soils, reliable water, and excellent infrastructure, making it ideal for grazing pursuits or mixed farming. Comprising approximately 257 acres across 3 titles, the property features a renovated three-bedroom home, ample shedding, and a blend of hill, undulating and flat country. Held by the same family for over 60 years, this farm represents a rare opportunity to secure land in one of Boolarra South's most tightly held and productive districts.

### Key Features:

#### Farm

- 257 acres (approx.) across 3 titles
- Diverse soil types including heavy grey, sandy loam and red soils supporting year-round productivity
- Reliable water supply including approx. 8 dams (some gravity-fed to troughs) plus O'Gradys Creek frontage

**TYPE:** For Sale

**INTERNET ID:** 300P187831

### SALE DETAILS

**\$2.78 Million**

### CONTACT DETAILS

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

**Katrina Griggs**  
 0428 571 083

- Shedding:
  - o 3 hay sheds
  - o Disused dairy
  - o Calf shed
  - o Machinery Shed
  - o Storage Shed
- Cattle yards include heavy duty cattle crush
- Central laneway system to 21 paddocks plus 2 holding paddocks
- Secure fencing throughout the property
- Two unused road leases currently used for additional grazing

#### Home

- Modern Caesarstone kitchen with 900mm gas cooktop and dishwasher
- Open-plan dining and living with reverse-cycle heating/cooling
- Three bedrooms, including master with walk-in robe and ensuite
- Large undercover entertaining area perfect for family gatherings
- Two-room guest bungalow
- Solar power feeding back into the grid
- Carport adjoining the home

Located just 15 minutes to Mirboo North, 32 minutes to Leongatha, 35 minutes to Traralgon and 2.5 hours to Melbourne CBD. A rare chance to secure a productive, well-balanced farming property in a sought-after South Gippsland location. Offering versatility, scale, and reliability, this property is perfectly suited to those looking to expand an existing operation or establish a new agricultural venture in a proven district.

For further information or to inspect this property please contact Katrina Griggs on 0428 571 083 or Sharon Turton 0447 604 796.

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

- Land Area 104.00421 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	5
<b>Bathrooms</b>	2



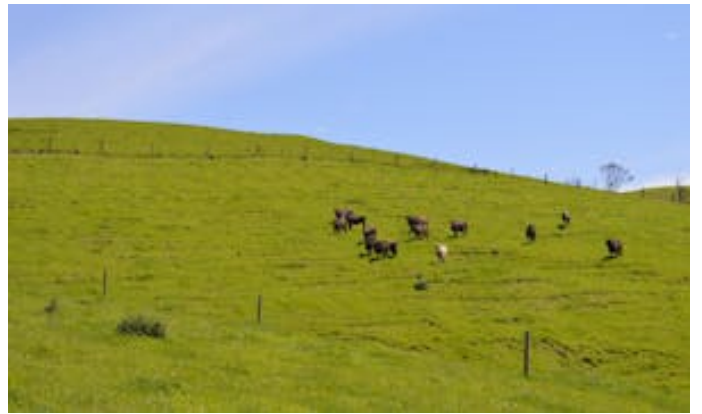


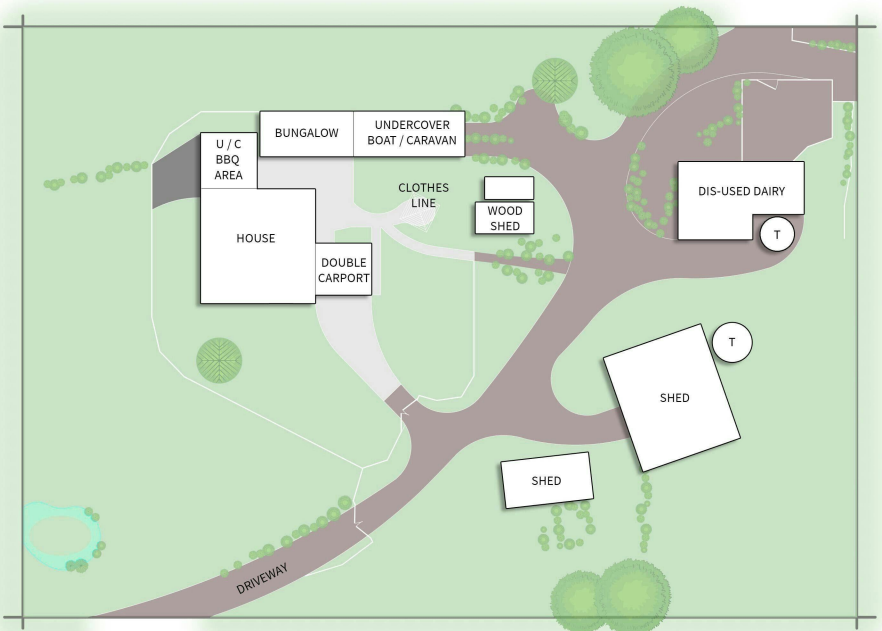












**SITE PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

**365 Limonite Road, Boolarra**

