



385 Lake Victoria Road, FORGE CREEK, VIC 3875

"Mona-Vale" Established, productive & perfectly positioned.

91.46 hectares, 226.00 acres

A productive 226 Acre farming property with rare lifestyle appeal!

Mona-Vale is a standout rural holding where long term care, smart planning and prime location come together.

Only minutes from the water, boat ramps and recreational hot-spot of Newlands Arm, this property offers genuine lifestyle benefits alongside serious farming capability.

Held and carefully developed by the current owners over many years, Monavale is an exceptionally well prepared, walk-in farming opportunity.

Set across approximately 226 acres over three titles, the property features an extensive laneway system, multiple paddocks for rotational grazing and water to every paddock. A 200 megalitre water licence, 3 x 15 acre pivot sites with 3 span towable pivot and well established cattle yards and crush support both cattle and cropping operations with efficiency and confidence.

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: 300P188169

SALE DETAILS

**Expressions of Interest
closing 15th December
2025**

CONTACT DETAILS

Colin Lane
0427 428 708

The comfortable 3 bedroom residence includes a study, two bathrooms and two living areas, offering a welcoming base with peaceful rural views.

The school bus is at the doorstep and Paynesville and Bairnsdale are both within an easy driving distance for shops and medical.

With the Gippsland Lakes close by and a highly functional agricultural setup already in place, Monavale delivers the best of both worlds - lifestyle and productivity.

Key Features:

- * approx 226 Acres with 3 titles.
- * Long term fertiliser program
- * Quality fencing and laneway system
- * Multiple watered paddocks
- * 200 Megalitre water licence
- * 3 x 15 Acre Pivot sites with 3 span towable pivot.
- * Cattle Yards and crush
- * 3 Bed, 2 bath, 2 living home plus multiple sheds.
- * Fully fenced house yard

A true walk-in ready to farm opportunity.

Contact the Elders Rural Bairnsdale team to view today.

- Land Area 91.458955 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







385 Lake Victoria
Eagle Point, VIC

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.