



## 1938 Yarragon - Leongatha Road, ALLAMBEE, VIC 3823

Your Private Escape Above the Rolling Hills – 9 Acres

**3.64 hectares, 9.00 acres**

Set on just over 9 acres, this secluded lifestyle property offers elevated living with breathtaking views across the rolling hills of South Gippsland. The tidy three-bedroom home feels comfortable and welcoming, perfectly positioned to soak up the outlook and enjoy a slower, more peaceful way of life.

### Property Features:

- Light-filled 3-bedroom home with built-in robes
- Open-plan kitchen, dining & living with wood heater and split system
- Master bedroom with split system reverse cycle
- Generous bathroom, separate toilet and laundry

**TYPE:** For Sale

**INTERNET ID:** 300P192267

### SALE DETAILS

**\$780,000 - \$800,000**

### CONTACT DETAILS

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

**Katrina Griggs**  
0428 571 083

- Front verandah perfectly positioned to capture panoramic rural views
- Long tree-lined driveway with gardens and circular driveway
- Well-fenced land suitable for cattle, sheep or alpacas
- Steel stockyards & loading race, hayshed, woodshed and 6.9m x 6m powered shed
- Large dam and established gardens with fruit trees, natives and mature trees

Peaceful, private and elevated within the stunning Strzelecki Ranges, this Allambee property offers the perfect country retreat. Located under two hours from Melbourne and within 27 minutes of Leongatha, 35 minutes to Warragul and just under 1 hr to Traralgon, it's ideal as a weekend escape or permanent lifestyle change.

For further information or to arrange an inspection, please contact Katrina Griggs on 0428 571 083 or Sharon Turton on 0447 604 796.

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

- Land Area 3.642171 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	3
<b>Bathrooms</b>	1







