



## 495 Romawi Road, FORGE CREEK, VIC 3875

A Manageable 30 Hectare Farm with a Proven Life Behind It

**30.00 hectares, 74.13 acres**

After 26 years of ownership, 495 Romawi Road is ready for its next chapter.

Set on approximately 75 acres (30 hectares) just minutes from Bairnsdale, this is a property that has quietly done what many aspire to - supported a full-time working owner, raised livestock successfully, and provided a rich rural lifestyle without becoming overwhelming.

This is not a hobby block pretending to be a farm.

It is a genuinely manageable working holding.

The charming cedar weatherboard home sits comfortably within established gardens, designed for ease of care and independence. Warm timber tones and peaceful outlooks create a home that feels both practical and welcoming.

**TYPE:** For Sale

**INTERNET ID:** 300P193510

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

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The land itself has proven capability.

Over the years the current owner has:

- Raised cows and calves
- Grown steers out to bullocks
- Consistently presented stock to market at strong weights

All managed single-handedly thanks to thoughtful infrastructure.

#### Practical Farm Setup

Divided into 7 main paddocks for rotational grazing

Quality cattle yards designed for one-person handling

Productive soils

Good fencing

Reliable bore servicing stock and garden

This is a property built to function - not just look good.

#### Lifestyle Without Isolation

Despite its rural privacy, the location keeps everyday life close:

Minutes to Bairnsdale

Easy access to Paynesville

School bus at the gate

Loch Sport reachable by boat across the water

Wattle Point closeby

Generations of family have enjoyed ponies, learning to drive in open paddocks, and the freedom this property provides.

#### Why This Property Stands Apart

The owner established the bore, built the home, created the gardens and set up the yards to ensure the property could be run alongside full-time work.

It has delivered independence, productivity and lifestyle in equal measure.

The decision to sell is simply about being closer to family.

A rare opportunity to secure a proven, manageable rural holding with genuine history - not just promise.

Realistically priced for today's market.

- Land Area 30 hectares
- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

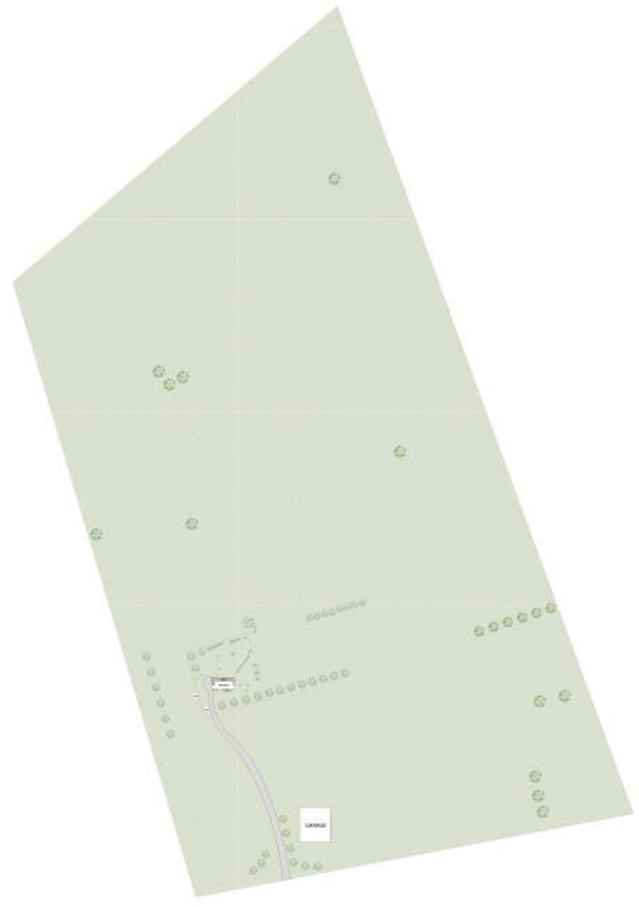
<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>











495 Romawi Road, Forge Creek  
 TOTAL APPROX. FLOOR AREA 129 SQ.M  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.