



185 McNamaras Road, SARSFIELD, VIC 3875

Significant 140-Acre Holding with Water Licence & Dual Titles

55.04 hectares, 136.00 acres

The Christmas Tree Farm

140 Acres of Rare Scale & Capability Minutes from Bairnsdale

Opportunities of this size, quality and proximity to town are exceptionally rare.

Situated in tightly held Sarsfield bordering Nicholson, just minutes from Bairnsdale CBD, this impressive 140-acre holding across two titles delivers scale, water security and genuine rural versatility in one highly desirable package.

The Home:

The beautifully presented four-bedroom brick residence is spacious, modern and designed for relaxed country living. Multiple living zones flow to a substantial undercover alfresco and firepit area, creating the perfect setting for entertaining or

TYPE: For Sale

INTERNET ID: 300P193748

SALE DETAILS

Expressions of Interest
closing 4pm 1/5/26

CONTACT DETAILS

Colin Lane
0427 428 708

enjoying the privacy of your own rural estate.

The master suite includes walk-in robe and ensuite, with remaining bedrooms positioned around a contemporary family bathroom. Comfort is assured year-round with split systems, ceiling fans and a wood heater.

Completely off-grid, the home is supported by a substantial stand-alone solar system with generator backup (full specifications available), offering independence and reliability.

Land, Water & Infrastructure:

- Four 22,000L water tanks servicing the residence
- Four dams
- 31-megalitre water licence
- Fertile, gently undulating country
- Excellent internal access and established infrastructure

The scale and water assets alone position this property well above the typical lifestyle holding.

Established Plantings & Future Direction:

The property includes established Christmas tree plantings and a significant orchard area of approximately 600 trees, providing immediate infrastructure and groundwork for a purchaser to develop, reshape or expand into their own agricultural vision.

The soil profile and water capacity lend themselves to horticulture, specialty cropping such as asparagus or berries, small-scale farming or further enterprise development (STCA).

With two titles and substantial open ground, the flexibility here is considerable - whether for expansion, family use, grazing, agricultural production or long-term investment.

A Holding with Presence and history:

Prestige rural properties offering this combination of scale, water security and proximity to Bairnsdale are tightly held and rarely come to market.

A substantial landholding with the capacity to be shaped into something significant. This property has been held in the same family for generations. Opportunities like this, rarely come to market.

Contact the Elders Bairnsdale Rural Team for a private viewing.

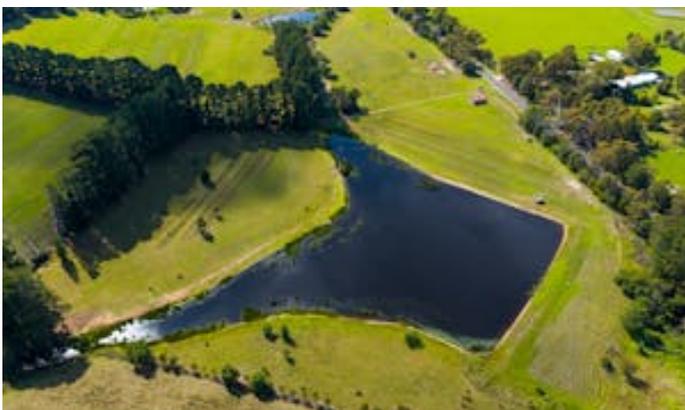
Make sure you click on the video link!

- Land Area 55.04 hectares
- Bedrooms: 4

- Bathrooms: 2

HOMESTEAD

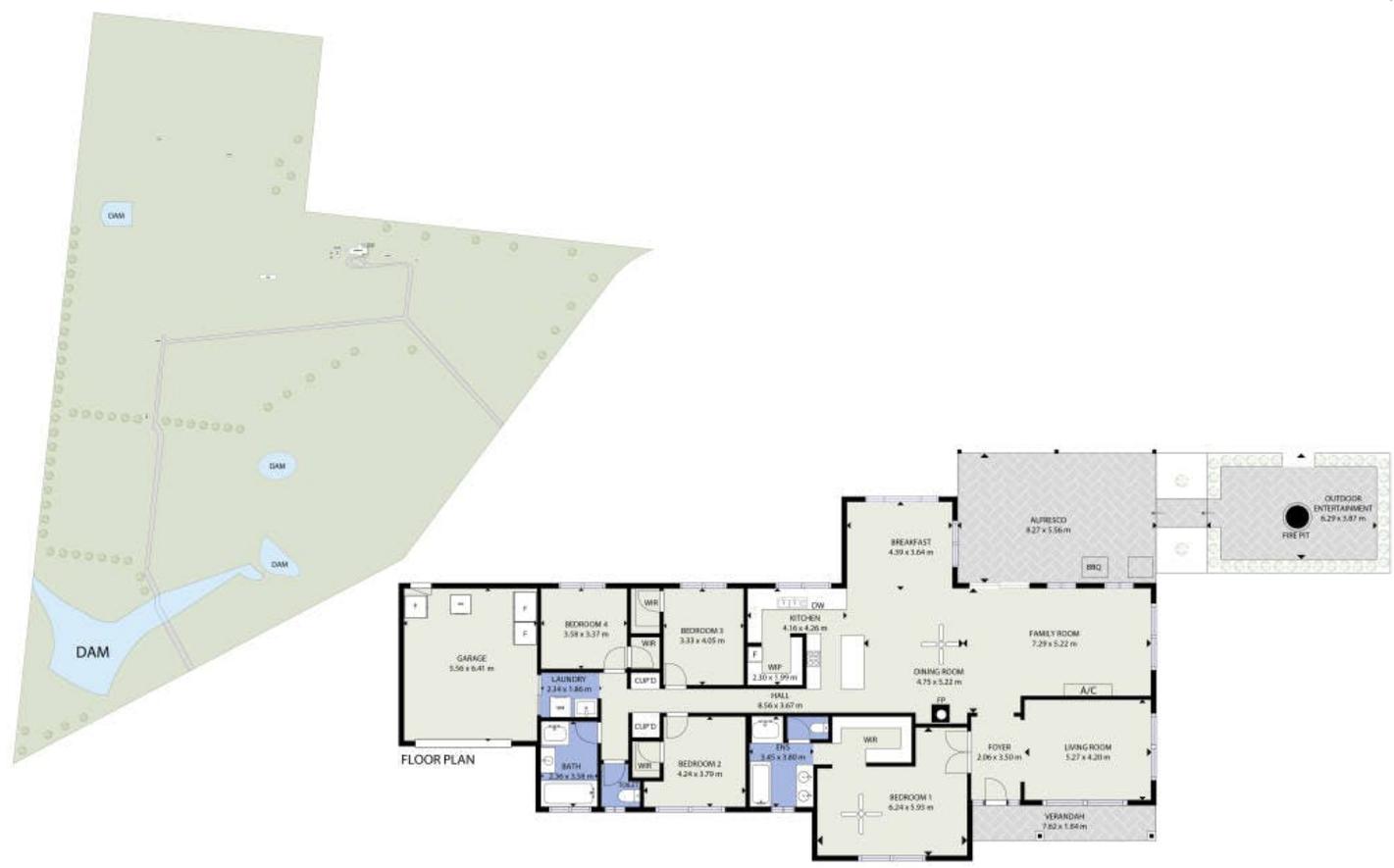
Bedrooms	4
Bathrooms	2











185 McNamaras Road, Sarsfield, Victoria, 3875
 TOTAL APPROX. FLOOR AREA 297 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.