



86 TARBUCKS Road, CABBAGE TREE CREEK, VIC 3889

Private Coastal Hinterland Holding.

183.61 hectares, 453.70 acres

Welcome to "Durham cottage". Set in the tightly held coastal hinterland between Orbost and Marlo, 86 Tarbuck's Road, Cabbage Tree Creek offers a genuine lifestyle farming opportunity across approximately 453.71 acres (183.6 hectares).

Held privately and surrounded by nature, the property combines productive creek flats with extensive native bushland adjoining State Forest and Nature Reserve, offering a unique mix of grazing country, privacy and outdoor lifestyle appeal.

With direct access to Cabbage Tree Creek, the property features beautiful freshwater frontage with rainforest sections, natural swimming holes, springs and permanent water throughout the holding.

Property features include:

Approx. 453.71 acres (183.6 hectares)

TYPE: For Sale

INTERNET ID: 300P196234

SALE DETAILS

\$1,300,000

CONTACT DETAILS

Colin Lane
0427 428 708

Approx. 360 acres native bushland

Approx. 70##75 acres of usable grazing flats & 20 acres Hill country

Direct access to Cabbage Tree Creek

Natural springs and semi-permanent waterholes

Access to free-flowing water all year round via spring fed channels

Only one neighbouring property

Internal tracks throughout the property

The grazing country is well suited to a small lifestyle operation, comfortably running approximately:

40 cows & calves, or

60##80 steers (season dependent)

The home is a restored relocated period residence, moved to the property more than 20 years ago, offering plenty of warmth and character without losing its practical country feel.

Residence:

3 bedrooms plus study

Open plan living area with high ceilings

Wood heating

Country kitchen with wood stove plus modern oven and cooktop

Mix of original and updated timber flooring

Internal bathroom plus external toilet/laundry

Full wrap-around verandas

Infrastructure includes:

Large open machinery shed

Car shed with attached carport and chicken coop

Good fencing to house paddock and creek flats

Semi-permanent waterholes and natural springs

Solar hot water with wood and electric backup

More than 60,000ltrs stored water to the house and shed

Positioned:

Approx. 17 minutes to Cape Conran Coastal Park

Approx. 25 minutes to Orbost

Approx. 30 minutes to Marlo

Approx. 1 hour 27 minutes to Bairnsdale

Agents Remarks : Don't miss an opportunity this property will strongly appeal to buyers chasing privacy, nature, coastal proximity and a manageable grazing lifestyle in one of East Gippsland's most tightly held pockets .

- Land Area 183.609923 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







