



## 59 Parkins Road, SHADY CREEK, VIC 3821

'KOORAGULLA'

**194.65 hectares, 480.99 acres**

Elders Real Estate is delighted to present for sale 'Kooragulla,' located in the Shady Creek district via Warragul, West Gippsland. Spanning 481 acres, 'Kooragulla' offers an exceptional blend of high-quality land and infrastructure ideally suited for various agricultural pursuits including horticulture, viticulture, equine activities, livestock farming and more.

Key highlights of 'Kooragulla' include -

- A total land area of 481.7 acres divided into 3 titles.
- An expansive cool room and packing/storage facility (46.6m x 34m under roof) boasting a capacity of 1200 tons, equipped with three-phase power connectivity.
- Two dwellings.
- Abundant water resources, sourced from catchment dams, a 27.2 megalitre license from Shady Creek and a consistent annual rainfall of 40 inches.

**TYPE:** Sold

**INTERNET ID:** 43P1463

**SALE DETAILS**

**\$7,000,000**

**CONTACT DETAILS**

**Greg Tuckett**  
0428 826 600

- Underground irrigation infrastructure in place.
- A well-balanced terrain, encompassing creek flats and gently undulating landscapes.
- Additional outbuildings including a former stable complex, farm administration office and sundry machinery sheds.
- Well fenced with most paddocks accessible via a central laneway system leading to excellent cattle yards featuring undercover crush facilities.
- Convenient accessibility situated just 10 kms from the Princes Highway, 19 kms from Warragul and a mere 1.5 hour drive from Melbourne.

'Kooragulla' represents a rare and compelling prospect to acquire a versatile property in a highly desirable location. Inspection is available strictly by appointment through our selling agents. For further details or to arrange a viewing please contact Greg Tuckett on 0428 826 600 or Don Olden on 0417 805 312.

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

- Land Area 194.653794 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>1</b>











