



110 Yarram Port Albert Road, LANGSBOROUGH, VIC 3971

HIDDEN FARMLET CLOSE TO PORT ALBERT

This 12.38ha farmlet offers the best of both worlds, a peaceful rural lifestyle while being only minutes from the coast and township conveniences. Well suited to hobby farming or livestock interests, the property also backs directly onto the Port Albert Racecourse and Recreation Reserve, making it an outstanding choice for horse enthusiasts, with room to ride and enjoy open space right at your back fence.

For those who love the water, the Port Albert boat ramp is just a two-minute drive, putting you in the heart of one of Gippsland's most renowned fishing destinations. Adding to its appeal, the popular Great Southern Rail Trail runs along the front of the property, providing direct access for walking or cycling into Yarram, an active town with shopping, caf  s, and all essential services.

House features -

- 3 bedrooms, master bedroom with carpet and BIRs
- Open plan kitchen with dining or family area
- Large lounge room with wood heater and carpet

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 43P1671

SALE DETAILS

\$715,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road
Yarram, VIC
03 5182 6600

Sonya Brown
0427 444 244

- Bathroom with tiled flooring and large shower
- Slate flooring in back sunroom, hallway and kitchen
- Outside toilet
- Town water

Outside features -

- 12.38ha
- 3 Bay shed/carport and workshop
- Stock yards and hay/wool shed
- 4 bay shed with water tank
- 4 paddocks
- Bore (line requiring repair)
- Stunning native gardens
- Wildlife galore

Location -

- Wilsons Promontory National Park, 80kms
- Ninety Mile Beach, 24kms
- Tarra/Bulga National Park, 33kms
- Yarram, 12kms
- Traralgon, 76kms - Sale, 76kms
- Melbourne, 220kms

There is a true sense of retreat with this property, the native gardens draw in the birds, the land attracts wildlife, and the serenity completes the setting. The home itself offers plenty of scope to add your personal touches, while the location is unbeatable, being close to both the water and town conveniences.

Call Sonya on 0427 444 244 to arrange your inspection of this hidden farmlet.

For a Due Diligence Checklist go to: consumer.vic.gov.au/duediligencechecklist

Or call us on (03) 5182 6600.

Other features: Carpeted

- Land Area 12.38 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single carport









