



235 Lays Road, WILLUNG SOUTH, VIC 3844

"LAMANA" - 152 ACRES

61.46 hectares, 151.87 acres

Hidden away in a tranquil, farming valley within the eastern foothills of the Strzelecki Ranges is 152 acres (approx) of highly productive river flats in a picturesque foothill setting. High rainfall area with 110 acres cleared, with regular fertiliser history.

Majestic grey gums line the crystal clear waters of the meandering mountain stream (Tom's Cap creek) that dissects the property. Rising country with retained natural bushland.

This flawlessly renovated, ridgetop residence overlooks the picturesque river flats and forested ridges beyond. No expense has been spared in the restoration of the property's impressive array of infrastructure.

Auxiliary cottage and outbuildings, all consistent color coded.

New powered workshop and machinery shedding with concrete floors.

TYPE: For Sale

INTERNET ID: 43P1703

SALE DETAILS

\$1,875,000

CONTACT DETAILS

Elders Yarram (formerly Yarram R.E)

266 Commercial Road
Yarram, VIC
03 5182 6600

Jane Tuckett
0427 826600

Features include -

- 3 bedrooms
- Modern family bathroom
- Large open plan kitchen with butlers pantry, high end appliances, dining and living area with a cosy wood heater
- Formal dining room or 4th bedroom
- Lounge room
- Electric central heating and cooling
- Separate laundry with toilet

Outdoor features include -

- Established gardens with deciduous trees
- Extensive brick paving
- 4 bay shed with power
- 3 bay shed with power
- Disused dairy
- Cattleyards with crush
- Electric pump on creek

The property's undulating grasslands, warm north facing and sheltered by the surrounding timbered ridges, is the perfect setting for a farming enterprise or pristine lifestyle.

All the hard work has been completed. Very impressive.

Located in the Carrajung foothill region of the eastern Strzelecki Ranges 30 minutes to Traralgon and 25 minutes to Yarram - secluded but not remote.

Be quick! Give Jane a call today on 0427 826600

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

Or call us on (03) 51826600

- Land Area 61.46 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1









