



## 825 Woodside Beach Road, WOODSIDE, VIC 3874

Gippsland Coastal Plains

**237.15 hectares, 585.99 acres**

This 586-acre property presents an excellent opportunity to establish or expand a viable grazing operation in a tightly held district, complemented by approximately 100 acres of irrigation. The property is supported by a 200 meg artesian bore licence and centre pivot irrigation infrastructure, including a storage dam and electric pumps.

Improvements include a freshly painted four-bedroom brick residence along with a range of useful outbuildings. The property is well equipped for livestock production with steel cattle yards and excellent fencing throughout.

The region benefits from an annual rainfall of approximately 600mm and enjoys a mild coastal climate due to its close proximity to the open ocean. Soil types across the property range from sandy loams through to heavier clay-based soils, providing versatility for grazing and irrigation use.

With sealed road frontage, the property offers convenient access and location advantages, a primary school only five minutes away.

**TYPE:** For Sale

**INTERNET ID:** 43P1722

**SALE DETAILS**

**\$4,500,000**

**CONTACT DETAILS**

**Greg Tuckett**  
0428 826 600

- Yarram approximately 20 minutes' drive
- Sale around 40 minutes from the property.
  - Land Area 237.145786 hectares
  - Bedrooms: 4
  - Bathrooms: 1

## HOMESTEAD

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





