

196 Peters Road, ELLINBANK, VIC 3821

Lifestyle • Location • Affordability • Be Your Own Boss

33.59 hectares, 83.00 acres

Approximately 83 acres just 15 minutes to Warragul CBD, with quick access to the freeway and hospital. A peaceful, productive holding offering lifestyle living plus real, approved income opportunities.

The Property

Rolling acreage suited to beef cattle, horses and most livestock and inviting an array of birds. With 7 dams, a seasonal creek, and troughs gravity-fed from a dam. Established trees provide great shelter from the elements and open paddocks perfect for grazing. Combination electric and barb-wire fencing, a huge original machinery shed, and ample truck turning/parking make day-to-day operations easy.

Be Your Own Boss - Approved Income Streams!

- Authorised sand quarry with approved work permit
- Approved concrete recycling permit

TYPE: For Sale

INTERNET ID: L37681010

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Warragul
71 Queen Street
Warragul, VIC
03 5622 3800

Miranda Pike
0404193205

- Room for plant, trucks and equipment with excellent access

The Home

A comfortable 2-bedroom residence (approx. 15 years old) in Weathertex with concrete stumps and Colorbond roof. Enjoy the serenity from the veranda spanning the full width of the home. Comfort welcomes indoors with reverse cycle split system and comfortable neutral tones and spaces. All electric. Ceiling fans. Built in robes, ceiling fans and under cover access from the large high clearance carport to indoors.

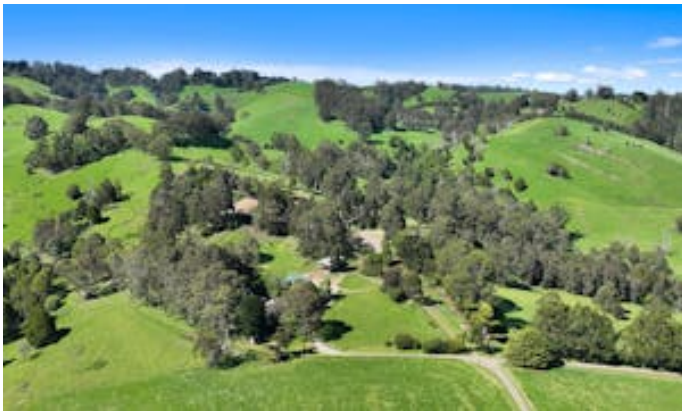
Come and enjoy this quiet, scenic acreage property with abundant water, wildlife and real consistent income opportunities!

- Land Area 33.588908 hectares
- Bedrooms: 2
- Bathrooms: 1

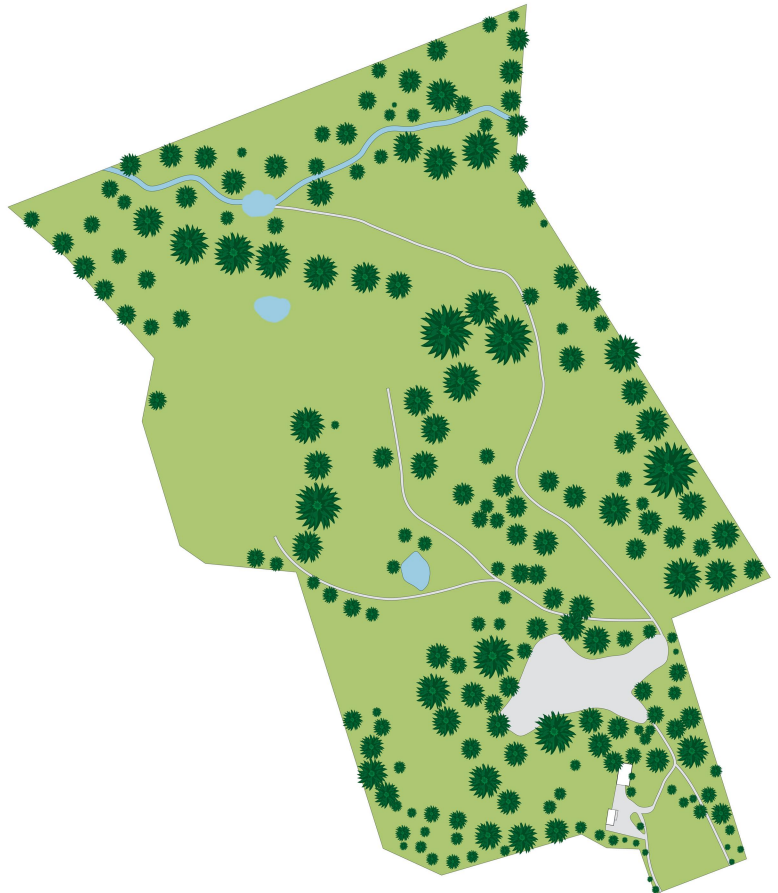
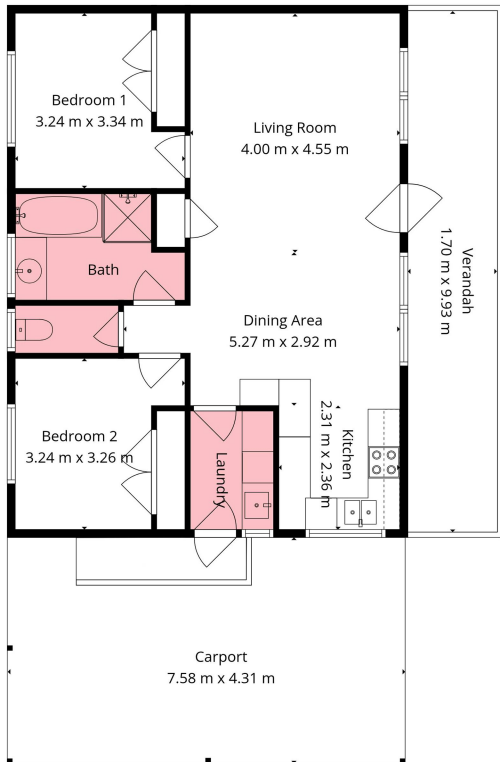
HOMESTEAD

Bedrooms	2
Bathrooms	1









196 Peters Road, Ellinbank

Total 13.77sqsq Shed 21.83m x 10.74m

While every effort has been made to ensure the accuracy of the floor plan provided, all measurements are approximate and intended for illustration purposes only. We accept no responsibility for any errors, omissions, or inaccuracies. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.