



460 Old Telegraph Road, CROSSOVER, VIC 3821

Productive Acreage Escape - Views, Water & Outstanding Infrastructure

12.26 hectares, 30.30 acres

Set across 30.3 acres (approx.), this private and productive property is the perfect blend of weekend sanctuary and serious hobby-farm opportunity. Enjoy peaceful outlooks, excellent fencing and well-planned farm improvements including a steel loading race, crush and laneway, making stock handling simple and efficient.

The land has been well utilised for grazing and hay production, while a completely reliable spring-fed dam is complemented by a solar pump to header tank and troughs for dependable water supply. Adding to the lifestyle appeal is approximately 2 acres of tranquil bush, ideal for relaxing, exploring and unwinding.

A fully insulated comfortable weekender, and for the caravan, float or prized toys, a quality steel 7m x 7m high clearance carport is ready and waiting.

You'll be pleased with what you see - contact the agent today to arrange your inspection.

TYPE: For Sale

INTERNET ID: L39138230

SALE DETAILS

\$750,000 - \$795,000

CONTACT DETAILS

Warragul
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Warragul, VIC
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Key features:

30.3 acres (approx.) productive grazing & lifestyle land

Private setting with beautiful views

Excellent fencing & strong farm infrastructure

Steel loading race, crush, yards & laneway

Proven use for grazing and hay production

Reliable spring-fed dam + solar pump to header tank & troughs

Approx. 2 acres of tranquil bushland

Fully insulated comfortable weekender

Solar and Mains power

Quality steel 7m x 7m carport for caravan/float/vehicles

Inspections by appointment

- Land Area 12.261975 hectares
- Bedrooms: 2

HOMESTEAD

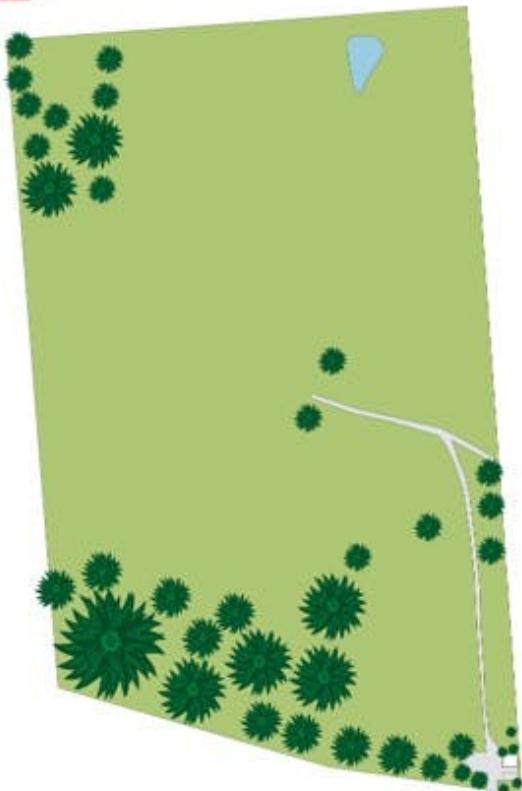
Bedrooms	2
Bathrooms	0











460 Old Telegraph Road, East Crossover

Total 15.82sqm

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.