



## 381 Warragul Lardner Road & 935 Lardners Track, WARRAGUL, VIC 3820

Two Titles - 92 Acres with Extensive Equine Facilities

**37.23 hectares, 92.00 acres**

Positioned in one of Warragul's most sought-after rural locations, this established horse property and equine facility at 935 & 955 Lardners Track offers two titles, two road frontages and outstanding convenience just minutes from the M1 freeway and Warragul CBD.

Ideal for horse trainers, breeders or lifestyle buyers, the property features a fully set up 10-stable complex, undercover lunging yard, tack / lunch room with bathroom, round yard and a large sealed, well-drained working area.

The land is well designed for equine use with large and small paddocks, excellent fencing, laneways and mature shelter trees, along with 6 day boxes with shelters and 10 day yards with stalls.

Infrastructure includes the old home, a 12m x 12m open gable machinery / hay shed, horse truck loading ramp, windmill, dam, barn, loading race, crush and yards. Fencing

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:** L40295807

**SALE DETAILS**

**\$4,950,000**

**CONTACT DETAILS**

**Warragul**  
71 Queen Street  
Warragul, VIC  
03 5622 3800

**Miranda Pike**  
0404193205

and tracks in excellent condition.

Conveniently located between Pakenham, Mornington and Moe racecourses, and only minutes to Warragul Hospital, schools and CBD amenities, this versatile acreage delivers a rare opportunity to secure a fully equipped horse property with exceptional views.

92 Acre offering being two titles of four for sale.

- Land Area 37.231079 hectares
- Bedrooms: 2
- Bathrooms: 1

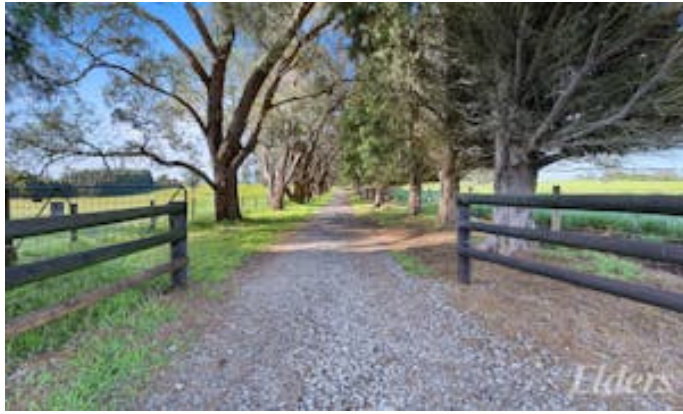
## HOMESTEAD

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1











## 935 Lardners Track, Warragul



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.