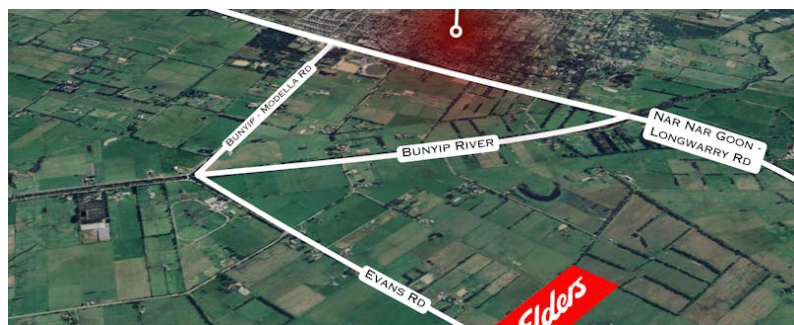




215 Evans Road, LONGWARRY, VIC 3816

A Prime Land Opportunity in Longwarry

17.96 hectares, 44.38 acres

Elders Real Estate Proudly Presents - 44.5-acre (approx) parcel of versatile farmland, perfectly suited for farming, grazing, livestock operations, or future land banking. Offering a blend of rich soils, in a highly convenient location, this property is ideal for investors, farmers, and lifestyle buyers alike.

LAND LAYOUT.

Set on medium to heavy peat/clay-based loam, the land is naturally productive and well-suited for agricultural use. It is subdivided into 8 fenced paddocks, providing flexibility for rotational grazing or stock management. The property offers strong potential for improvement and long-term productivity.

ACCESS.

A concrete crossover bridge welcomes you onto the property, complete with solid timber lock-up security gates supported by attractive stone pillar posts. A well-maintained all-weather gravel driveways provides reliable access to the paddocks and working areas year-round.

TYPE: For Sale

INTERNET ID: LNP3733

SALE DETAILS

\$950,000

CONTACT DETAILS

Bunyip

1, 1-3 Main Street
Bunyip, VIC
03 5629 5329

Ray Cullen
0429977313

WATER SUPPLY.

The property is serviced by a new stock and domestic solar bore, supplying water to multiple paddock troughs via a header tank.

LIVESTOCK FACILITIES.

Designed for ease and efficiency, the robust galvanised steel cattle yards include a crush, loading ramp, and a spacious hardstand yard, making livestock handling safe and convenient.

LOCATION.

Perfectly positioned between Warragul and Pakenham, this property offers the best of rural living with superb accessibility. Just 5 minutes from Bunyip township and local schools, it allows you to enjoy peaceful country surroundings while remaining close to essential amenities.

A BEAUTIFUL OPPORTUNITY.

Whether you're seeking land for grazing, cattle, farming, or simply a land banking opportunity, this property delivers genuine value.

For further information please contact: Vikk Sohal - 0424 151 001 or Ray Cullen - 0429 977 313

- Land Area 17.96 hectares



