



1 Newell Road, LONGWARRY, VIC 3816

PREMIER EQUINE FACILITY & STRATEGIC FUTURE DEVELOPMENT HOLDING!

22.66 hectares, 56.00 acres

Oakland Lodge is proudly recognised as one of Australia's premier equine rehabilitation and re-education centres, trusted by leading thoroughbred trainers and owners nationwide for its exceptional results, professional management and unwavering commitment to equine welfare.

Immaculately maintained and presented to the highest standard year-round, this outstanding 53-acre holding (plus approximately 3 acres of adjoining Crown land under lease) offers a rare opportunity to secure a fully operational, turnkey equine centre of excellence - while also benefiting from significant long-term development potential.

Strategically positioned on the township boundary of Longwarry and identified within the future Longwarry Structure Plan, this property represents an exceptional dual-purpose investment.

TYPE: For Sale
INTERNET ID: LNP3734

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

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

Ray Cullen
0429977313

LONGWARRY STRUCTURE PLAN - FUTURE GROWTH CORRIDOR

Located on the town boundary and forming part of the broader Longwarry Structure

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.

Plan, the property is positioned within a designated future growth area identified for residential expansion and township development (STCA).

The Longwarry Structure Plan outlines:

- Planned residential growth to accommodate increasing population demand
- Expansion of township boundaries
- Improved road networks and infrastructure connectivity
- Provision for future community facilities and services
- Strengthening of Longwarry as a key growth node within the Baw Baw Shire corridor

With continued population growth across South-East Melbourne and strong demand for regional lifestyle living, Longwarry is strategically positioned for long-term expansion due to its:

- Direct freeway connectivity to Melbourne
- Proximity to Pakenham and Warragul growth corridors
- Access to rail transport and established township amenities

This positioning creates enormous potential for:

- Strategic land banking
- Future residential subdivision (STCA)
- Staged development opportunities
- Holding income-producing equine operations while planning future projects

EXPANSION OPPORTUNITY

A rare additional opportunity exists to acquire two adjoining holdings of approximately 330 acres and 50 acres, incorporating:

- Four additional residences
- Mains water
- Extensive laneway systems
- Significant infrastructure
- Prime grazing land with mature shelter belts

This creates the possibility of securing a substantial landholding in a rapidly expanding regional growth corridor.

A RARE DUAL-PURPOSE INVESTMENT

Whether continuing operations as one of Australia's leading equine rehabilitation centres, securing a high-quality rural investment, or strategically land banking within a future residential growth precinct - Oakland Lodge offers extraordinary flexibility and long-term upside.

PROPERTY HIGHLIGHTS

- 53 acres plus approx. 3 acres Crown land lease
 - Mains water connected
 - Fully established elite equine rehabilitation and re-education centre
 - Quiet edge-of-town location
 - Excellent freeway access
 - Approx. 15 minutes to Southside Racing Centre, Tynong
 - Full drive-through access including B-Double capability
 - Secure gated entrance with impressive tree-lined driveway
-

WORLD-CLASS EQUINE FACILITIES

- 28 stables plus 6 under-cover walk-in/walk-out sand yards (12m x 5m)
 - 34 paddocks with quality shelter trees
 - Numerous paddock boxes and integrated laneway system
 - 8-horse water walker
 - Custom 75m x 12m equine swimming pool
 - 1100m professionally constructed circular training track
 - Water bore, 52 metres deep, electric, servicing the horse swim pool, the water walker, general commercial use and fire protection,
 - Extensive storage bays for fuel, sand, bedding and materials
 - Additional sheds for equipment, feed and fodder
-

INFRASTRUCTURE & ACCOMMODATION

- New 24m x 15m shed with concrete floor, power and water
 - Machinery and amenities facilities
 - Kitchen, dining, shower and toilet amenities
 - Upper-level mezzanine with permit approval for accommodation (not yet completed)
 - Existing 3-bedroom brick residence (renovation required)
-

Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.

- Land Area 22.662396 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2





