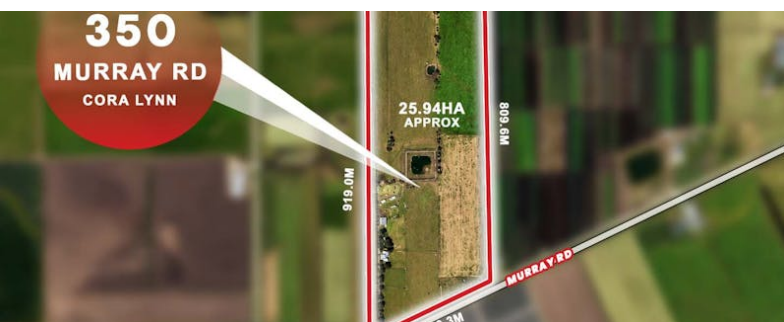




350 Murray Road, CORA LYNN, VIC 3814

PRIME PEAT LAND - A PERFECT HORTICULTURAL AND LIFESTYLE OPPORTUNITY

26.30 hectares, 65.00 acres

65-Acre Rural Holding with Exceptional Infrastructure

Elders Real Estate is proud to present 350 Main Drain Road, Cora Lynn-an outstanding 65-acre (approx.) rural property offering fertile peat loam soils, quality water infrastructure, and a versatile lifestyle opportunity in one of West Gippsland's most productive farming regions.

Whether you're looking to establish or expand a horticultural enterprise, develop an equine facility, run livestock, or simply enjoy the rural lifestyle, this exceptional property provides the perfect foundation. Conveniently located just 20 minutes from Pakenham and Warragul and only 10 minutes from Koo Wee Rup, it offers the ideal balance of country living and everyday convenience.

Productive Peat Land with Excellent Water Security.

The property features approximately 65 acres of premium peat loam soil, untouched by cropping for over 15 years, making it an ideal blank canvas for horticulture, market

TYPE: For Sale

INTERNET ID: LNP3754

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

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

Ray Cullen
0429977313

gardening, or intensive agriculture.

Water security is a standout feature, including:

- 27ML Water Licence
- 17ML irrigation dam
- Irrigation bore (pump not installed)
- Stock bore
- Domestic water tanks
- Some ag-pipe drainage throughout the property

PLEASE NOTE: Additional irrigation water, (recycled Class A), will be available in 2027, at the property boundary, via a newly installed pipeline from SE Water plant in Pakenham.

Currently, this property is operating as a small beef and sheep enterprise, the land is well fenced with stock troughs already in place.

Extensive Farm Infrastructure

A wide range of shedding and improvements make this property ready for immediate use, including:

- Large machinery shed approximately 17m x 18.5m with a 5-metre clearance (partly concreted), Workshop and hay storage
- Second Shed approximately 6.5m x 8m
- Chemical shed approximately 4m x 4m
- Additional sheds measuring approximately 6m x 10.5m and 14m x 6.2m
- Small packing shed with small cool room
- Chook pen, orchard and vegetable garden
- Gravel driveway with extensive blue-metal parking and loading area.

Comfortable Family Home

Positioned amongst established gardens is a charming four-bedroom weatherboard home, offering comfortable family living with:

- Four spacious bedrooms
- Two bathrooms
- Functional kitchen with island bench
- Open dining and family area
- Separate mud room
- Wide verandah overlooking the gardens

- Established lawns with a mix of native and deciduous trees

The home is further enhanced by a 5.7kW solar power system with 18 panels and three battery units, helping to reduce ongoing energy costs.

Location & Lifestyle

Perfectly positioned for convenience, the property is only:

- Approximately 10 minutes to Koo Wee Rup, Bunyip, Pakenham & Warragul

Whether you're seeking a productive farming enterprise, a lifestyle escape, or a long-term rural investment, 350 Main Drain Road, Cora Lynn offers an exceptional opportunity with unlimited potential.

Contact Ray Cullen & Vikk Sohal at Elders Real Estate Bunyip today to arrange your private inspection.

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 26.304567 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2



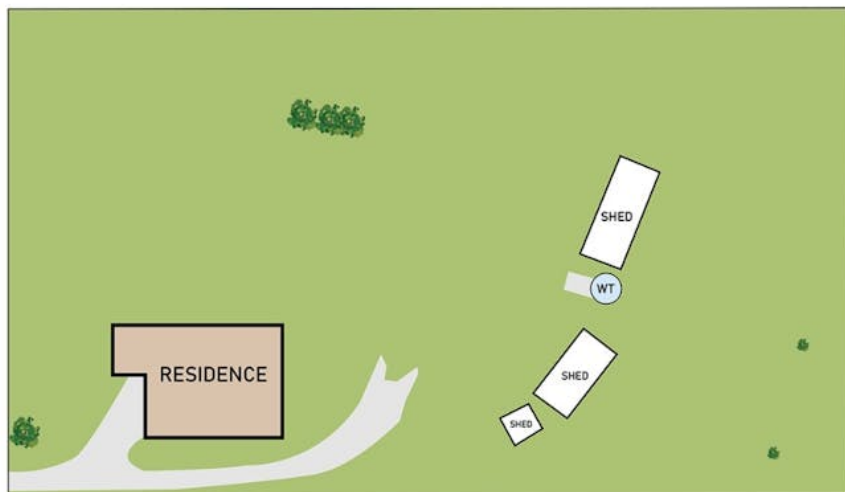




FLOOR PLAN



SITE PLAN



350 MURRAY ROAD, CORA LYNN

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