



### 831 Koroit-Woolsthorpe Road Koroit VIC

Well located and thoughtfully laid out, 831 Koroit-Woolsthorpe Road is a highly sort after offering. 110 acres (approx) of prime productive farming land conveniently nestled between Koroit and Woolsthorpe, a stone's throw from Warrnambool and Port Fairy, this allotment offers something for today as well as tomorrow.

Good fencing and troughs to all five paddocks with 2 main water holes giving extra water security for most of the year. The potential to build your dream home for the family to provide an unparalleled lifestyle, is what sets this property apart from the rest.

User friendly stockyards accessed by laneways, coupled with dual road frontage as well as established shelter plantations makes this property ready to provide a steady source of income. The addition option of sub-dividing the

**Land Size** : 110 Acres

**View** : <https://www.lukewilliamsrealestate.com.au/sale/vic/warrnambool-port-fairy/koroit/residential/rural/7856438>



**Dominic Bushell**  
0488 905 293



**Luke Williams**  
0438 305 533