

275 Coster Rd, Modella, VIC 3816

\$1,550,000 - \$1,650,000

Acreage 4  1 



## Wide-Open Country Living

Perched atop the crest of a hill with sweeping views across the countryside and out to the Bunyip State Forest, this remarkable rural holding offers a true blend of functionality, scale, and natural beauty. Spanning approximately 78.3 acres of gently undulating land, it delivers open pastures, strong infrastructure, and the peace and privacy that only an elevated position can provide.

### Open for Inspection

By Appointment.

Held within the same family for well over 50 years, the property has been predominantly used for grazing and is divided into around sixteen paddocks. Six dams provide reliable water supply, and the land has been carefully managed for productivity, livestock rotation, and ease of operation.

Supporting the enterprise are practical and facilities, including cattle yards complete with a loading ramp and crush, ensuring stock handling is efficient and safe. A large machinery shed and separate hay storage provide ample space for equipment, fodder, and workshop needs. With road frontage on three sides, access is exceptional and convenient for vehicles, machinery, and future operations.

Set within the acreage is a four-bedroom weatherboard home providing immediate accommodation. Modest in presentation but entirely functional, it offers a comfortable base for those wishing to live on-site or an interim option while planning and positioning a new residence to take full advantage of the panoramic views the land affords.

Located just eleven minutes from the Drouin township & 8 Mins to Longwarry, this property combines the tranquillity of rural living with easy access to local amenities. Offering scale, infrastructure, and lifestyle appeal, it represents a rare opportunity to secure a productive and picturesque grazing property within close proximity to town.

### Listed By

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