



45 Moores Lane, Eungai Creek



## "A Fertile Fodder Factory"

Conveniently located at Eungai Creek, this 96-hectare rural holding offers a rare opportunity to secure a highly productive property with outstanding fundamentals.

Renowned as a true fodder factory, the land is gently sloping, making it ideal for efficient grazing and pasture management. The property boasts exceptional water security, featuring a massive dam and large creek frontage to Allgoamera Creek, ensuring reliable water for stock year-round.

Infrastructure is already in place with a large shed and stockyards, providing a solid foundation for grazing, fattening, or a relaxed rural lifestyle. A small Blackbutt forestry plantation adds further diversity and long-term value to the holding.

The property enjoys easy access to the M1, with beaches and coastal amenities just a short drive away—offering the perfect balance between productivity and lifestyle.

With a little TLC, this property presents an exciting chance to restore it to a powerhouse of productivity or shape it into your ideal country escape.

📏 96.85 ha

Price	\$1,950,000
Property Type	Residential
Property ID	1747
Land Area	96.85 ha

### Agent Details

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### Office Details

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