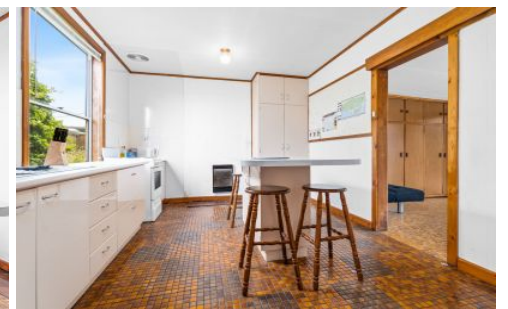


# Falk & Co



## 247 Southern Cross Road Southern Cross VIC

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Offering incredible rural views of Warrnambool and the Ocean, 12.23 acres of prime Southern Cross country only 12 minutes from the center of the Warrnambool CBD (12km) subdivided in two three paddocks watered by one bore. There is a period Cottage comprising of three bedrooms, two living areas, kitchen meals, central bathroom and Laundry a real beauty in need of a renovation. The Cottage is set amongst a mature garden with a number of fruit trees. In addition there is a very good 17m x 8m fully lock up workshop with concrete floor and power connected.

**Land Size** : 4.92 ha

**View** : <https://www.falk.com.au/sale/vic/warrnambool-port-fairy/southern-cross/residential/acrea-gesemirural/7829339>

Not only is the property 12km from Warrnambool it is a mere 4.3km to the magic Historic township of Koroit. Koroit offering fantastic shopping a selection of Restaurants the famous "Mickey Burkes Hotel" a beautiful primary school there's so much in Koroit to much to mention and not to



**David Falk**  
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**Pia Falk**  
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# 247 Southern Cross Road, Southern Cross

247 Southern Cross Road, Southern Cross  
FLOORS: 1

## ▼ Ground Floor



The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

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