

# Falk & Co



## Cooriemungle

A fantastic grazing opportunity, 533 acres or 216 hectares in three titles available as whole or in three lots. Each title has its own power supply and plenty of dam water currently under pressure from one main dam as the property is run as one. All paddocks are accessed via a laneway system throughout the property.

"Cooriemungle Creeks" is in the heart of Heytesbury Settlement some of the most highly productive country in the South-west of Victoria. The Cooriemungle district boasts one of the most reliable rainfalls in Victoria, this particular property has a terrific blend of country.

The home is a renovated three bedroom all with built in robes, master with ensuite, central bathroom open plan kitchen living and dining. The property is situated 15 minutes from the township of Timboon which offers an

3 2

**Price** : \$9,500 per acre  
**Land Size** : 216 ha  
**View** : <https://www.falk.com.au/sale/vic/great-ocean-rd-otway-ranges/cooriemungle/residential/rural/8040890>



**David Falk**  
03 5561 1677