

1193 Upper Boho Road, Boho South, Vic 3669



Lifestyle For Sale

Wednesday, 17 January 2024

1193 Upper Boho Road, Boho South, Vic 3669

Bedrooms: 1

Area: 40 m2

Type: Lifestyle



Colin Broughton
0428570780



Bec Gilliland
0429376652

\$975,000 - \$1,050,000

This 100-acre property, situated in the highly sought-after Strathbogie Ranges, offers an exceptional opportunity. - Land boasting highly productive and gently undulating granitic loam soil, making it ideal for a range of agricultural activities. The fourteen paddocks have been sown to rye grass, Phalaris and clover.- The entire property has been exceptionally fenced featuring newly built steel cattle yards, crush and ramp and well planned lane ways for ease of stock movement- Water supply is abundant on this property, with two large spring-fed dams, a large run-off dam and natural springs meandering throughout the land. Water is fed from one spring-fed dam to a 70,000ltr header tank via a solar pump and reticulated to concrete troughs in each paddock. This ensures a reliable water source for various purposes, including farming or recreational activities- Mains power is connected, along with a septic system with capacity to service a future residence, allowing for convenient access to modern amenities- With such breathtaking scenery, choosing the perfect spot to build your dream home may be a delightful dilemma. Whichever location you choose, you'll be treated to captivating views of the surrounding valleys and countryside. A planning permit is automatically granted due to the 40-hectare size of the property.- Well thought out, cozy office space built onto the two-car garage/shed, featuring a living and kitchen area (with plenty of storage), built-in desk, combined laundry and bathroom all fitted with modern amenities. A 110,000ltr rainwater tank provides plenty of water for drinking and domestic use. Heating & cooling is provided through two ceiling fans, a split system and wood heater. Satellite TV and Starlink are connected.- The idyllic outlook over the majestic Mount Separation and the absence of close neighbours except for birds and wildlife create a truly serene and peaceful environment. You'll have the opportunity to connect with the beauty of nature and enjoy the privacy that this property offers. Located approximately 1.5 km from the Boho South Hall, 30 km from Euroa, and around 180 km from Melbourne via the Hume Freeway, this property allows for easy access to essential amenities while still providing a sense of escape and tranquillity. Don't miss out on the chance to own this exceptional property in the stunning Strathbogie Ranges, offering the perfect blend of natural beauty, productive land, and a peaceful lifestyle.