

# 13 Snowys Track, Benambra, Vic 3900



## Sold Mixed Farming

Friday, 3 May 2024

13 Snowys Track, Benambra, Vic 3900

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 63 m2

Type: Mixed Farming



Michael Director

0458272797

## Contact agent

You have been looking for it, and now here it is!! Introducing "Helens". Helens is a unique property of \*157 acres in the high rainfall area off the Lower Tablelands Road in Benambra which is in the high country of East Gippsland Victoria. This property provides the opportunity of sustainable living, and or it equally exudes the epitome of a hunters or fisherman's retreat. On the property is a tastefully renovated 1930's cattlemen's hut suitable for permanent occupancy if desired. Also on the property is an unoccupied second dwelling and described as a project needing a full renovation which could be completed by someone possessing the time, the trades, and the skill. The property could be ideal for someone making the tree change and provides a multitude of opportunities with the arable land area available and is fenced being half cleared and half bush and has several dams servicing livestock. Pasture is a mixture rye grass, clover, and native species and utilising some grazing management the property could handle between \*fifteen to twenty cows and calves. Water is pumped up to a header tank from a spring fed creek towards the lower corner of the land and services the house and troughs. Half surrounded by state forest and a short drive to the Mitta Mitta River, Morass Creek and or down the SAC Track to the Dartmouth Dam, this property is in the beginning of everywhere for the outdoor recreational folk. The property is \*twenty kilometers North from the local township of Benambra that boasts the local Benambra Hotel and a very convenient general store/post office, and \*thirty minutes' drive along the Benambra Road to the South will pop you out in Omeo, or \*forty five minutes to Swifts Creek with both towns boasting an IGA supermarkets, local pubs for meals and a cold one, a bakery's, a café's, the local Hospital in Omeo and a bush nurse center in Swifts Creek, both towns have primary schools and Swifts Creek with the Secondary School, both have a service station and post office, the new activities pump bike track in Omeo, football and netball clubs, and a golf course further out the road in both districts. The area boasts a variety of outdoor activities to explore for the keen hearted, with the current development of the mountain bike trails underway in Omeo, and other activities such as hunting, four-wheel driving, motor bike or mountain bike riding, trout fishing, and various other recreational pursuits. Benambra is \*one hour and thirty-five minutes from the major regional center of Bairnsdale in East Gippsland, and \*one hour to the snowfields around Dinner Plain and further on to Mount Hotham. Inspections are strictly by appointment only for qualified buyers. All enquiry, call Michael Enever 0458272797. \*Approximately Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.