

18 Racecourse Road, Benalla, Vic 3672



Sold House

Friday, 19 April 2024

18 Racecourse Road, Benalla, Vic 3672

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 1 m2

Type: House



Andrew Ashton
0419000850



Luke Marple
0475270236

Contact agent

Ideally situated just a stone's throw from Benalla Racecourse, Nutrien Harcourts proudly present this versatile property with a substantial house and an abundance of infrastructure. Astute buyers will immediately appreciate the value and versatility on offer in this 5 acre (approx.) property situated in a premier location with commercial appeal at the corner of Racecourse rd. and the Midland Hwy, Benalla. Featuring a 2-storey brick home, a substantial 500m² (approx.) stable complex/shed with 15 large stables and wide central breezeway, a covered round yard and various other shedding. The property is well suited to trainers and horse enthusiasts in all disciplines, business enterprises and investors alike. Situated just 2 minutes from the centre of the Rural City of Benalla, this attractive home features large open plan dining and sitting rooms with an adjoining patio and entrance area, a modern open galley kitchen, a master bedroom with ensuite upstairs and elevated views to the garden through two large bay windows. A large open brick fireplace is the focal point of the spacious sitting room, with 2 double arched doorways providing access to the dining and kitchen areas. Outside, sweeping lawns and mature trees provide shade and structure to the garden. Other features include:

- Several small paddocks fenced with steel rail, some featuring horse shelters and a circular laneway provides drive around access to the stables and round yard
- To the rear sits the huge 33 x 15m (approx.) stable and shed complex with concrete floors, high ceilings and 15 generous loose boxes - truly it is impressive by any standard
- 450m² covered round yard adjoins the stables and 2 smaller holding paddocks
- There are 3 other sheds, silos, water tanks and carports on the property, all with very good access and substantial in size

At this premier site, you have close proximity to the Benalla Sports and Equestrian Centre precinct next to the Benalla Racecourse - this encompasses a massive 72m x 40 m undercover floodlit arena, as well as a large open air fenced sand arenas, the former Benalla Polocrosse fields and a Cross Country Course. The Centre is home to the Big Valley Quarter Horse Club, Benalla Pony Club and Adult Riders Club. Investors and property developers will be keen to note the planning overlay is zoned Low Density Residential. With dual road frontage, the possibility to further develop this allotment for either residential or commercial purposes has obvious appeal (STCA). The size and layout of the stable complex also allows for a range of possible application scenarios, making this an ideal opportunity for small business to utilise this high visibility location. This property certainly deserves your attention, so please arrange a time to inspect the property today. For Sale \$889,000.