

281 Benalla-Warrenbayne Road, Benalla, Vic 3672



Mixed Farming For Sale

Wednesday, 24 April 2024

281 Benalla-Warrenbayne Road, Benalla, Vic 3672

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 28 m2

Type: Mixed Farming



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\$1,025,000

Nutrien Harcourts proudly present 281 Benalla-Warrenbayne Rd, Benalla. This attractive property offers a unique opportunity for those seeking a peaceful and easy going lifestyle. Situated on 75 acres (approx), this versatile property boasts an array of impressive features that are sure to captivate any buyer. With four spacious bedrooms, plus separate dining/entertaining area, this charming brick veneer home provides ample space for a growing family or those who enjoy hosting guests. The well-appointed master bedroom features an ensuite, walk-in robe and built-in robe for your convenience. The expansive kitchen has recently been renovated with quality appliances and finishes on display and a spacious laundry provides an alternative entry. Additionally, extensive shedding, the two-car carport with separate lockable workshop, offer plenty of room for vehicles, caravans and storage. The property is ideally suited to grazing, but also presents a range of possibilities for those with agricultural aspirations. Whether you dream of running a thriving livestock operation, equine pursuits or simply desire the tranquillity of wide-open spaces, this property is an ideal fit. Some notable features include:-

- 3 sheds including 2 car garage, 3 bay open-end machinery shed and good sized tool shed with folding garage door
- Extensive and secure chicken shedding with power, water and enclosed yards
- House features modern open plan kitchen, separate laundry, Coonara style fan wood fire heater, ducted evaporative cooling throughout and 2.2 kVa panel solar system feeding power to the grid
- Large covered veranda, outdoor spa and entertaining area with picturesque northerly outlook across front garden
- Water security is assured with 2 dams, (1 large 9 Meg) plus 2 x 10,000 gal, 1 x 5000 gal rain water tanks and troughs in paddocks
- The Benalla school bus service comes past the gate and the Benalla Township is only 10 minutes away

Surrounded by farmland, the Reef Hills State Park and scattered gum trees, this attractive property offers a serene escape from the hustle and bustle of city life. The township of Benalla is just 13km away and offers the convenience of country town shopping and living. You'll have easy access to schools, shops, and recreational facilities, ensuring a convenient and enjoyable lifestyle. Entrance to the Hume Freeway is usefully situated off the Warrenbayne road, and provides excellent access to Melbourne. The price guide for this remarkable property is approx \$1,025,000 and is available for immediate sale. Don't miss out on the chance to own your own farming retreat - contact us today to arrange a private inspection and secure your future in this idyllic location. Disclaimer: All information provided is deemed reliable, but cannot be guaranteed. Interested parties should conduct their own due diligence and verify all details independently.