

**291B Murphys Forest Road, Benambra, Vic 3900**



**Other For Sale**

Saturday, 2 March 2024

291B Murphys Forest Road, Benambra, Vic 3900

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 130 m2**

**Type: Other**



Michael Enever

**\$950,000**

Have you been looking for an expansive High-Country parcel of land with generous infrastructure and land size, particularly one with a unique point of difference? Well, here is an opportunity to secure this freehold parcel of land that comprises of one title measuring \*320 acres (\*130 ha) in land area. Found in the alpine district of East Gippsland the property is approximately 8 kilometres Northwest of the Benambra township along the Murphys Forest Road the property is undulating in its terrain with a good balance of grazing land and existing scattered standing timber and boasts sheltered pockets and long gulleys and is watered by \*six dams, with numerous tracks and vantage points providing access around the land. Elevated on one of the higher points on the property, and offering tremendous district scenery through the valley, is a comfortable off-grid dwelling with carport and open front shedding with lock up container and cool room all serviced by a \*five KW system connected to a solar selectronics 7.5kw inverter and a full auto 13kva genset. The dwelling is insulated and boasts three lined bedrooms, with a generous workshop mud/storage room on entry from under the carport, bathroom with toilet and shower and an entertainers delight open plan kitchen with gas stove, a comfy lounge living area with free standing wood heater, ceiling fans and full wifi support. The true unique nature of this property really kicks in where the North boundary of the property adjoins the Uplands State Forest, where one finds access to a well-made track practically providing unique and private access through the State Forest all the way down to the mighty Mitta Mitta River, which truly opens another diverse range of opportunities and adventures to explore. The freehold property can be identified by boundary fencing which is in an average state of repair considering the age of the fencing and the overhanging trees. The footprint of the property offers a diverse range of options for lifestyle pursuits or equally opportunistic agricultural pursuits such as cattle or a variety of other interests. Also, on the property it offers a plethora of secondary camp sites and a multitude of areas to explore, all offering their differing uniqueness with one gulley set up for a shooting range, and many of the higher tops offering quality views across the district scenery and providing the perfect getaway base for a variety of uses. Legal access to the property is via Murphys Forest Road. The township of Benambra is \*one and half hours' drive from Bairnsdale and \*45 to 60 minutes to the snow fields of Dinner Plain and Mt Hotham along the Great Alpine Road. There is a local general store, community centre, a mechanics garage, and the Benambra Hotel. The property itself and the surrounding area is fantastic for a multitude of recreational pursuits, be it four-wheel driving, motor bike riding, horse riding, fishing, hunting, bush walking, or whatever takes your fancy. So, if you have been looking for a lot more than a basic base camp, then don't delay because all of the infrastructure hard work has been done. Inspections strictly by appointment only for qualified buyers. All enquiry, contact Michael Enever 0458 272 797 \*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.