

**378 Huggins - Pendergast Road, Benambra, Vic 3900**



## Lifestyle For Sale

Monday, 27 November 2023

378 Huggins - Pendergast Road, Benambra, Vic 3900

Area: 78 m2

Type: Lifestyle



Michael Enever

**\$295,000**

Have you been looking for an expansive High-Country parcel of land with character, and one with a point of difference? Well, here is an opportunity to secure this freehold parcel of land that comprises of one title measuring \*192 acres (\*78 ha) in total land area. Located in the Benambra district at the end of the Huggins Pendergast Road, the property is approximately 7 kilometers South of Benambra, and is \*thirty to \*forty percent cleared with the balance native Australian Alpine bush land and undergrowth scrub. The land elevates up the main gulley to higher points on the property and back down onto a tabletop with a dam boasting some quality views across the district scenery and boasts a multitude of camp sites on the property offering the perfect getaway base for a variety of uses. Legal access to the property is via the section of the unmade road easement starting where the made section of the Huggins Pendergast Road ends. To the rear of the property there is an existing agricultural licence offering a transferable lease comprising of \*one hundred acres, or \*forty hectares in size and that extends over the Sisters Track and into the Splitters Range State Forest. 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 township of Benambra is approximately one and a half hours drive from Bairnsdale and approximately 45 to 50 minutes to the snow fields of Dinner Plain along the Great Alpine Road. There is a local general store, community center, a mechanics garage, and the Benambra Hotel. The 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 this is the base camp you have been looking for, don't delay. Inspections strictly by appointment only for qualified buyers. All enquiry contact Michael Enever 0458 272 797\*Approximately