

**380 Boho-Church Road, Boho, Vic 3669**



**Sold Livestock**

Thursday, 21 September 2023

380 Boho-Church Road, Boho, Vic 3669

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 282 m2**

**Type: Livestock**



Shane McIntyre  
0429557070

## Contact agent

CBRE is delighted to present 'Glenvale' in the highly regarded district of Boho, in Northern Victoria. With secure rainfall, versatile soil types and an idyllic climate suited to fattening, breeding or stud-use, 'Glenvale' offers an enviable lifestyle. Comprising 17 well fenced paddocks, with central laneway, 'Glenvale' is 282\* Hectares (697\* Acres) in one contiguous landholding, surrounded by 4 separate Government roads and an extensive sealed road frontage to Boho-Church road. 210\* Hectares is highly improved grazing land including productive creek flats, 47\* Hectares of low hill grazing land and 23\* Hectares to support grazing, including creek frontages, native vegetation and grassed gravel pit. The property is located 6\* kilometres north east of Violet Town, 18\* kilometres south west of Benalla, and 148\* kilometres from Melbourne CBD, with easy access via the dual Hume Freeway. Key Features include:- Quality productive pastures- Extensive tree lined frontages to Stony Creek, and Swamp Creek- 4 freehold Certificates of title- Gently rolling to undulating topography- Reticulated spring fed livestock water supply to troughs with low pressure alarm system- 17 main paddocks with laneway system- 3 bedroom brick veneer home in an established ornamentally treed garden setting- Fully renovated 4 stand raised board shearing shed, with quality shearer facilities, shower, and equipped kitchen- 2\* Hectare established, and well maintained irrigated walnut orchard- 30 Megalitre irrigation groundwater licence from the Honeysuckle zone aquifer.- Attractive established park-like landscape of grey box, yellow box, apple box, red gums and stringy bark trees- Average annual rainfall of 900mm (36 inch)- Conveniently located only minutes from the dual Hume freeway, and 148\* Kms from Melbourne's CBD

**FOR SALE BY EXPRESSION OF INTEREST CLOSING FRIDAY 3RD NOVEMBER, 2023 @ 4:00PM.** 'Glenvale' is proudly being sold in conjunction with Ron Creek of Fox & Lillie Rural - 0417 920 963