

# 4 Detour Road, North Wangaratta, Vic 3678



## Sold Lifestyle

Friday, 22 March 2024

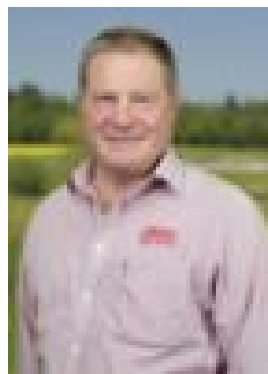
4 Detour Road, North Wangaratta, Vic 3678

Area: 35 m2

Type: Lifestyle



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## Contact agent

Located close to Wangaratta, this picturesque parcel of land spans 35.16 hectares or 85 acres, held in three titles within the Farming Zone of the Rural City of Wangaratta. It offers a serene lifestyle getaway or timber block, enriched by the ambiance of Reedy Creek along its rear boundary.

**Land Attributes:**  
**Creek Frontage:** The property boasts frontage along Reedy Creek, providing scenic views and potential recreational opportunities.  
**Timber Composition:** Approximately 70% of the land is adorned with dense stands of mature gums, offering both aesthetic appeal and potential timber harvesting opportunities.  
**Proximity to Wangaratta:** Conveniently located just 3.5 kilometers from Wangaratta, the property provides easy access to urban amenities while maintaining a secluded rural ambiance.  
**Land Division:** Held in three titles, the property offers flexibility in land use and potential future development options.  
**Land Use:** The primary use of the land includes grazing and lifestyle pursuits, complemented by an abundance of timber and diverse birdlife, making it an ideal retreat for nature enthusiasts.  
**Infrastructure:** The property benefits from bitumen road frontage, enhancing accessibility.  
**Climate and Soil Composition:** With a DAS report indicating an annual rainfall of 625mm and an elevation of 152 meters, coupled with predominant soil types of Chromosols, Dermosols, or alluvial clay, the land offers favorable conditions for agricultural productivity and sustainable land management.  
**Grazing Potential:** The DAS report suggests a potential carrying capacity of 11 Dry Sheep Equivalent (DSE) per hectare, highlighting the suitability for livestock grazing or alternative agricultural ventures.  
**Topography:** Characterised by a flat landform gently sloping from front to back towards Reedy Creek, the property provides ease of access and management for agricultural operations.

In summary, this parcel of land presents a unique opportunity for those seeking a tranquil lifestyle retreat or timber investment, with its idyllic creek frontage, abundant natural resources, and proximity to urban amenities, making it a highly desirable property in the Wangaratta region.