

# 482 Soldier Settlers Road, Tallangatta Valley, Vic 3701



**Sold Other**

Monday, 4 September 2023

482 Soldier Settlers Road, Tallangatta Valley, Vic 3701

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 72 m2

Type: Other

## Contact agent

First time for sale since settlement For over 147 years "Fairview Park" has been considered one of the premium rural properties in the Tallangatta Valley region comprising 180 acres of highly improved pastures, gently undulating terrain and beautiful creek flats, ideal for fattening cattle. Central to the property is a most stunning garden, famous to the area and host of many open days along with a timeless red brick homestead overlooking the incredible views. The significant red brick home (circa 1940) with beautiful ornate features includes four bedrooms, two bathrooms, formal lounge, sun room, dining room, kitchen/meals, high ceilings, excellent storage and full length verandah, is nestled in an elevated position overlooking the Tallangatta Creek. Showcasing extraordinary vision, the beautifully created large formal garden surrounding the home has been nurtured for generations to create a seasonal family retreat. Mature established trees provide wonderful summer shade with numerous seasonal highlights including green & gold poplars, liquid ambers, claret & golden ash, pin oaks, silver birch, Manchurian pears, magnolias and weeping elms. Numerous perennial borders provide a splash of colour throughout the growing season (detailed list provided in the Information Memorandum)A highlight of "Fairview Park" is the permanent water security, gravity fed to the house and various troughs via a never failing well and stored in a header tank, plus an average 900mm yearly rainfall. The garden water originates from a large irrigation dam fed via a main line, which is also spring-fed.Approximately 600m of Tallangatta Creek frontage is also included, separating 35 acres of fertile creek flats.Farming improvements include: sealed road frontage, regular super application history, (airstrip on site for a super plane utilised in the past), weed free pastures, cattle yards, ramp & crush, horse yards, stables with three stalls and tack room, two hay sheds, two door machinery shed, two single garages plus carport, excellent fencing, on site self-contained caravan under separate roof, garden sheds, greenhouse, orchard, vegetable garden and chicken coop."Fairview Park" is located only 20 min from Tallangatta and 45 min from Albury/Wodonga along the Murray Valley Highway with local school bus pick up 50 metres from the front gate. This is a unique country estate offering the ultimate in privacy and a rare historic landholding.Billy Jones 0438 454 950 Nutrien Harcourts In Conjunction with Rodwells Wodonga - Peter Ruaro Livestock and Property Peter Ruaro 0447 600 825 Inspections are strictly by appointment only with the selling agents