

5254 Midland Highway, Benalla, Vic 3672



Sold Lifestyle

Saturday, 18 May 2024

5254 Midland Highway, Benalla, Vic 3672

Bedrooms: 3

Bathrooms: 1

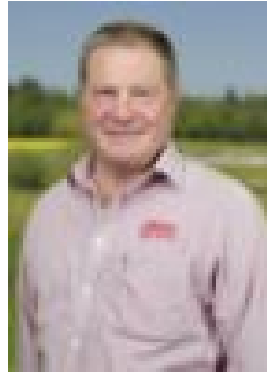
Parkings: 3

Area: 9 m2

Type: Lifestyle



Michael Everard



Dave Colvin
0407500239

Contact agent

- Magnificent Broken River Frontage.- Envidable lifestyle for the retiree or family.- Beautifully positioned 8km Benalla CBD.- Solid and tasteful 3 bedroom brick veneer home.- Established rivers edge garden & views.- 2 megalitre stock & domestic water license.- Extensive undercover vehicle parking.- Good quality post and wire fencing.- Lock up shedding for farm and garden equipment.- Steel cattle yards and loading ramp.5254 MIDLAND HIGHWAY BENALLA – RURAL RETREAT ON EXTENSIVE BROKEN RIVER FRONTAGE – A RARE OPPORTUNITY Ideally located on the Midland Highway only 8 kilometres west of Benalla, the idyllic property is being offered for sale by Elders Real Estate WangarattaThe property with its substantial brick family home has direct Broken River frontage of over half a kilometre offering stunning water views. There is productive farm land area of ten hectares (approx. 24 acres on a single title) with good quality fencing. The home has three bedrooms, one bathroom, separate laundry and toilet, a fully equipped kitchen with walk in butler’s pantry and separate living and dining areas. There is an open fireplace and split system for wintery days. The northern orientation of the home offers expansive views of the river through floor to ceiling windows.The position of the home on the high bank of a magnificent stretch of the Broken River is rare and highly sought after. There is a large deck adjoining the home which is a great place for a gin and tonic as you watch the sun set on the western horizon over the river. The property is located about two kilometres upstream of the historic Casey Weir which makes this stretch of the Broken popular to kayakers and fishing enthusiasts as the high water level extends right back to the Benalla township area. There is a two megalitre stock and domestic water right with an electric pressure pump for an inground sprinkler system. The established gardens were planted over 40 years ago with mature deciduous trees and an orchard with quince, pear, hazelnut, citrus and olive plantings. There is a fifteen megalitre irrigation pumping right which will be offered to the successful purchaser as the first right of purchase.The property offers steel cattle yards, a combined garden, storage and workshop shed, plus a separate large two car carport adjoining the home. There are timbered verandas on all four sides of the home, solar panels, plus two rain water tanks of a combined 44,000 litres of storage. Local Elders Real Estate agent and auctioneer Michael Everard says that 5254 Midland Highway abounds with promise as a family living destination or hobby farm with the benefits of productive pastures, an established orchard and gardens and a number of ancient Red Gum trees.“The vendor is selling to downsize after fully enjoying this unique property for over 40 years with her now grown family. For more property information or to book an appointment to view 5254 Midland Highway Benalla contact Elders Real Estate’s Wangaratta office or selling agent Michael Everard on 0408 653 161.