

**566 Back Creek Road, Yackandandah, Vic 3749**



**Sold Mixed Farming**

Saturday, 2 September 2023

566 Back Creek Road, Yackandandah, Vic 3749

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 89 m2**

**Type: Mixed Farming**

## Contact agent

Offering the ultimate in privacy this unique country estate in Yackandandah is superbly positioned on just over 89 ha - 220 ac. large landholdings this close to town are becoming a rare commodity. Enjoying a combination of rolling lawns, perennial grazing paddocks and 43 ac lease adjacent to state forest. The quality home built in 2007 includes, three bedrooms, master with ensuite, two living rooms plus study, large galley kitchen with walk in pantry and dining room. Full wrap around verandah and double carport, with a north facing aspect, wide eaves, and great natural air flow through the summer months. Behind the homestead is a large 7.5 m x 17.5 m steel enclosed shed with concrete floor, power is connected and includes wood shed and dog kennels either side. Centred in an established low maintenance garden with sealed driveway, mature silver birch surround the entrance with the most incredible views north to the Yackandandah Valley and Mt Big Ben, Other features include: main bathroom, mud room/laundry, powder room, solar power (rebates included) evaporative cooling, wood combusting stove with heat exchange hot water. Located in a high rainfall area ( 1000 mm) the fertile undulating grazing country boasts very good stands of native trees and the majority of the farm contains deep loam soils. A standout feature is the water security with over 25 dams, several spring fed with huge capacity plus troughs gravity fed and four large water tanks. Subdivided into 15 paddocks plus a registered airstrip, with very good access the majority of fencing is excellent, and the mix of perennial rye/clover pastures with phalaris and kikuyu have had regular fertilizer. Most of the farm infrastructure is centred in an area including: Large steel enclosed machinery sheds, steel open bay sheds, smaller steel and timber sheds, hay shed plus former dairy and the cattle yards. Located only 8 min to the historic township of Yackandandah and 30 min to Albury/Wodonga, this outstanding grazing property could run beef cattle and sheep plus fodder production, has the added bonus of state park frontage with bush tracks, this could be your own private bushwalking, mountain biking mecca or maybe horse-riding, motorbike riding and hunting! and is the fantastic country escape or perfect sized farm for professionals to commute. **FORS SALE NOW** or by **AUCTION** Saturday 7th October 2023 on site 11.00 am Billy Jones 0438 454 950 Nutrien Harcourts Albury Rural Peter Ruaro 0447 600 825 Rodwells Wodonga