

**795 Irvine Road, Taminick, Vic 3675**



**Other For Sale**

Monday, 15 April 2024

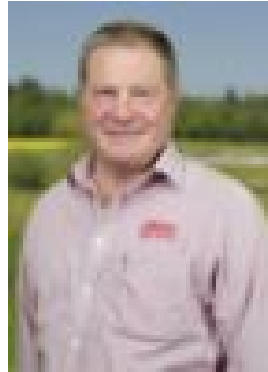
795 Irvine Road, Taminick, Vic 3675

Area: 45 m2

Type: Other



Michael Everard



Dave Colvin  
0407500239

**\$450,000**

795 Irvine Road Taminick, Victoria Lifestyle Build or getaway block – 75% Native bush. 45 hectares or 112 acres One title - Lot 2 \LP114673 Benalla rural city council area Situated Wangaratta (17 km), Benalla (20 km) Yarrowonga (41 km) Primary Usage is grazing of modified pastures suits Sheep or cattle. Primary Soil Types are grey sodosols Average Annual Rainfall 600 mm/year 267 mtrs average elevation Natural spring / well water Growing Season is Winter Planning Zoning is FARMING building permit available STCA Bushfire management overlay Power line adjacent. Don't miss out on this amazing remote lifestyle block in Taminick, Victoria! Offering 70% coverage of native bush, a northerly aspect and views, this incredible lifestyle or getaway block spanning 45 hectares or 112 acres in one title - Lot 1 \PS610952 in the Benalla rural city council area is only 22 kms from Benalla and 32 kms from Wangaratta, and 335 kms from Melbourne. The primary usage of this land is grazing and is suited to sheep or cattle. With average annual rainfall of 600mm and an average elevation of 260 mtrs, and a growing season of Winter, it has a planning zoning of FARMING, and building permits are available STCA. This is the perfect opportunity for anyone looking to invest in the perfect rural lifestyle.