

CA32 Baddaginnie-Benalla Road, Benalla, Vic 3672



Mixed Farming For Sale

Thursday, 30 May 2024

CA32 Baddaginnie-Benalla Road, Benalla, Vic 3672

Area: 7 m2

Type: Mixed Farming



Andrew Ashton
0419000850



Luke Marple
0475270236

\$450,000

Nutrien Harcourts Benalla proudly presents this 18 acre (approx.) allotment just minutes from the Rural City of Benalla on the Baddaginnie-Benalla Road. This property represents an opportunity to secure a small grazing paddock a mere 4.5kms from town with Baddaginnie Road frontage, providing a number of possible farming and lifestyle options. Consisting of a 7.3 Ha title (approx.) this picturesque parcel of prime land affords buyers a number of choices on how to best utilize the property. The Benalla-Baddaginnie Road location allows for good access to the property. Power has been connected to a pit located on the property's boundary and town water is also available for connection. The property features a large dam in the northern corner supplied via One Mile Creek, a seasonal watercourse that meanders through the block and is dotted throughout with attractive mature gum and native trees. This could be the ideal place to build your new home (STCA). The productive clay loam soils provide for excellent grazing pasture, with many possibilities for horse paddocks, a small hobby farm or the garden enthusiast. Recent growth in Benalla and the ongoing demand for rural land presents strong investment potential for the developer or new home builder. A planning application and permit is all that is needed for the building of a residence, optimising the natural beauty this block offers as the potential site of your new home. Inspection is a must - so please don't delay and contact us today. For Sale \$450,000.