

**352 Star Lane, Wooragee, Vic 3747**

*Elders*

**Lifestyle For Sale**

Wednesday, 10 July 2024

**352 Star Lane, Wooragee, Vic 3747**

**Bedrooms: 5**

**Bathrooms: 5**

**Area: 46 m2**

**Type: Lifestyle**



Henry Mackinnon  
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Nick Myer  
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## by Expression of Interest

Elders is delighted to present for sale 'Whitelea Farm', a quintessential and idyllic rural estate offering the pinnacle of country style living within proximity to the gourmet township of Beechworth. Spanning 46 hectares (113 acres)\* of highly versatile land, the property comprises a newly renovated five-bedroom home, excellent support and equine infrastructure, in addition to abundant natural water supply. 'WHITELEA FARM' HOME Serenely positioned within an elevated setting overlooking mountainous vistas, the home enjoys five-spacious bedrooms (main with dual walk-in wardrobes) and five bathrooms (four ensuites), whilst incorporating an open plan kitchen, dining and multiple living areas, study/office, laundry, walk in pantry and extensive cool room. The beautifully renovated and well-appointed home is purposefully oriented to encapsulate the magnificent countryside vistas, evoking a sense of unity between the stunning home and natural landscapes through an elegant cathedral style ceiling, expansive triple glazed windows and sliding doors which allow a seamless flow to an outdoor BBQ and entertaining area. 'Whitelea Farm' is further complemented by an adjoining two car garage, mud room, inground heated swimming pool, floor heating in main bathrooms, split system heating and cooling, in addition to a slow combustion wood heater. Key features: - Total land area: 46 hectares (113 acres)\* - Stunning 5-bedroom, 5-bathroom home set within an elevated setting incorporating an inground swimming pool overlooking panoramic valley vistas - Quality support infrastructure including steel cattle yards, fully enclosed and lockable machinery shed (19m x 7m)\*, sand arena (70m x 60m), ranch style barn featuring internal boxes, round yard, in addition to an extensive solar system - Strategically subdivided into 18 main paddocks - Abundance of natural water supply and extensive entitlements via 10ML irrigation licence, 4ML stock and domestic licence, in addition to a 10ML\* catchment dam serviced by Reedy Creek and spring fed 90,000L\* tank - Excellent standard of fencing - Direct access to the Murray to Mountains Rail Trail - Situated in the scenic and rapidly expanding tourist destination of Beechworth which offers accessibility to some of North East Victoria's greatest natural attractions - Highly versatile land ideally suited to a range of lifestyle and agricultural endeavours including livestock and/or equine pursuits - Ideally located 7.8km\* north east of Beechworth, 14km\* west of Yackandandah and 31km\* south of Albury/Wodonga Expression of Interest closing Thursday 22nd August 2024 at 4pm Henry Mackinnon 0408 408 299 Nick Myer 0427 610 278