



111 Burston Rd, Benalla



THE BEST OF BOTH WORLDS – PICTURESQUE OUTLOOK.

Situated on a well improved 16 ha (40 acre) title, a rare holding so close to town, only 7.5 Km (8 minute drive) from the centre of Benalla, this really is the best of both worlds.

The house was built by a well respected local builder and is only 6 years old! The aspect is NORTH facing, which of course allows winter warmth and lots of light. It has been built to resemble coastal homes that the vendor has admired for their natural attributes, using a clad called Axon which demonstrates vertical lines as a point of difference, it is also a good insulator and is fire retardant. Roofing and walls are made up of corrugated iron, gal used purposely because it ages and has a form of grain, therefore, looks more natural.

Expansive open plan living and dining, 4 sizable bedrooms, main with ensuite and WIR. Durable vinyl plank flooring and tiles feature in the wet areas, while all bedrooms have carpet. Large picture windows enable light from all directions and also capture the view of a picturesque billabong adorned by Willow trees.

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Price	\$1,125,000
Property Type	Residential
Property ID	1315
Land Area	16.00 ha

AGENT DETAILS

David MacKinnon - 0410556531

OFFICE DETAILS

Benalla
72 Bridge Street Benalla VIC 3672
Australia
0357623322

BRR Benalla Residential Rural
Real Estate

Oversized garage.

The acreage has been improved and consists of Phalaris, Rye and Sub Clover, broken up into approx.. 20 acre (x 1), 10 acre (x 1) and 5 acre (x 2) paddocks, all with electrified fencing.

The billabong/ dam did not break its bank during late October 2022, as it drains very well into a channel further north.

Excellent infrastructure regarding water - approx. 4 meg dam, 150,000 litres of rain water storage. Automated sprinklers (from dam) for lawns, numerous trees have been planted to compliment the driveway and setting.

There is also a holding yard with cattle yards and a hay shed.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or the agent. Interested parties should contact the nominated person for full and current details.

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