



111 Burston Rd, Benalla



## PRODUCTIVE PROPERTY SUIT CATTLE, HORSES

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 is only 6 years old! The aspect is NORTH facing, which of course allows winter warmth and lots of light. External walls are galvanised iron & Axon which is also a good insulator and is fire retardant. There is a large undercover patio on the north side.

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.

The garage is huge with extra height clearance for SUV's, a remote door and direct access to the house. Improved pastures of phalaris, rye and sub clover, subdivided into 4 main paddocks, holding yard, cattle yards & hay shed. All fencing is electrified.

 4  2  2  16.00 ha

Price	\$1,100,000
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  
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0357623322



Water supplies are: from a 4 meg dam, 150,000 litres tank for the house. Automated sprinklers (from dam) for lawns, numerous trees have been planted to compliment the driveway and setting.

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