



827 Benalla-Tatong Rd, Benalla



## 827 BENALLA TATONG ROAD, BENALLA

The vendors have purchased a retirement property, 30 day settlement available. This is a stunning property with its gentle undulation and a long frontage to the Hollands Creek that forms the eastern boundary.

The extensive mature shelter belts that have created a natural wetland ecosystem for fauna and shelter for livestock. The two largest of three dams are located within this area, with a pump that supplies the garden and all troughs. The central all weather access track forms the spine of the property feeding directly into the yards from the rear paddocks.

The cattle yards are built with rail iron & concrete power poles with holding pens linked to adjacent small paddocks. The undercover crush is just as robust with the loading race similarly over engineered.

The property features fences whether plantation or subdivisional, built with concrete posts and steel access gates. The farm is subdivided into 5 main paddocks and several smaller ones that are connected to the laneway system for ease of movement. Stock are given access to the larger shelter belt areas on a restricted basis.

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Price Geniune buyer wanted  
current price \$1.5 mill

Property  
Type Residential

Property  
ID 1459

Land  
Area 156.00 ac

### AGENT DETAILS

David MacKinnon - 0410556531

### OFFICE DETAILS

Benalla  
0410556531



The original part of the homestead has 3 metre ceilings and double brick walls. Additions have created the spacious open plan living-kitchen-dining area with r/c air conditioning and a combustion heater for year round comfort. The renovated kitchen has all the usual appliances. There is a large deck and back verandah to enjoy the garden views. There is approx 3 kw of solar power, no battery.

Extensive shedding includes the workshop of 16m x 15m which has high clearance doors & single phase power connect, hay shed 40m x 25m that holds approx 80 rolls.

Water supplies in addition to the dams for stock and garden, are approx 155,000 litres rain water storage serviced by a pressure pump. Currently no water is extracted from the Hollands Creek.

There is a 13 ha stand of lucerne which is usually cut twice a year.

VENDORS WOULD CONSIDER SELLING LOT 3 24HA OF VACANT LAND SEPARATELY.

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