



4118 Murray River Road, THOLOGOLONG, VIC 3691

A Rare Upper Murray Grazing Opportunity with Character and Scale

Set within the picturesque lower reaches of the Upper Murray, this is an exceptional opportunity to secure 400 acres (approx) of productive grazing country with scale, versatility and outstanding rural appeal. Combining quality hill country, dependable water and excellent infrastructure, the property also features the beautifully restored Bungil Schoolhouse-adding both charm and flexibility to an already impressive holding.

Location |

Enjoy the peace of country living without sacrificing accessibility, conveniently positioned approximately:

55km to Albury/Wodonga via Murray River Road (approx. 50 minutes)

42.6km to Tallangatta (approx. 37 minutes)

382km to Melbourne via the Hume Freeway (approx. 4 hours)

560km to Sydney (approx. 6 hours)

Land |

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 its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 21P10308

SALE DETAILS

\$2,250,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Dean Star

0407 685 580

Comprising strong grazing country with a substantial grazing lease in place, the property is predominantly cleared and well suited to livestock production. Featuring native pasture throughout, along with areas of improved pasture, the landscape includes gently undulating to elevated country with excellent drainage. Historically utilised for beef cattle and ewe-and-lamb production, the land offers proven productivity and versatility.

Fencing & Paddocks |

The property is divided into six main paddocks, each with dependable water access. Fencing has been well maintained throughout and includes wild dog exclusion fencing, offering peace of mind and practical stock management.

Bungil Schoolhouse Cottage |

A true standout feature of the property is the original Bungil Schoolhouse, thoughtfully refurbished into a warm and welcoming one-bedroom cottage. Full of charm and character, it provides comfortable accommodation ideal for weekend stays, worker's quarters, guest accommodation, or a place to live while planning and building a future home (STCA).

Water |

Reliable water is a major asset here, with supply sourced from multiple springs and catchment dams spread across the property. A quality bore services a storage tank, providing gravity-fed water to the cottage and surrounding improvements.

Improvements |

Well set up for agricultural use, the property includes:

Large open-front machinery shed

Smaller lockable storage shed

Steel cattle yards with crush and loading ramp

Bore and storage tank infrastructure

Electricity connected

Septic system installed

Electric fencing infrastructure and equipment

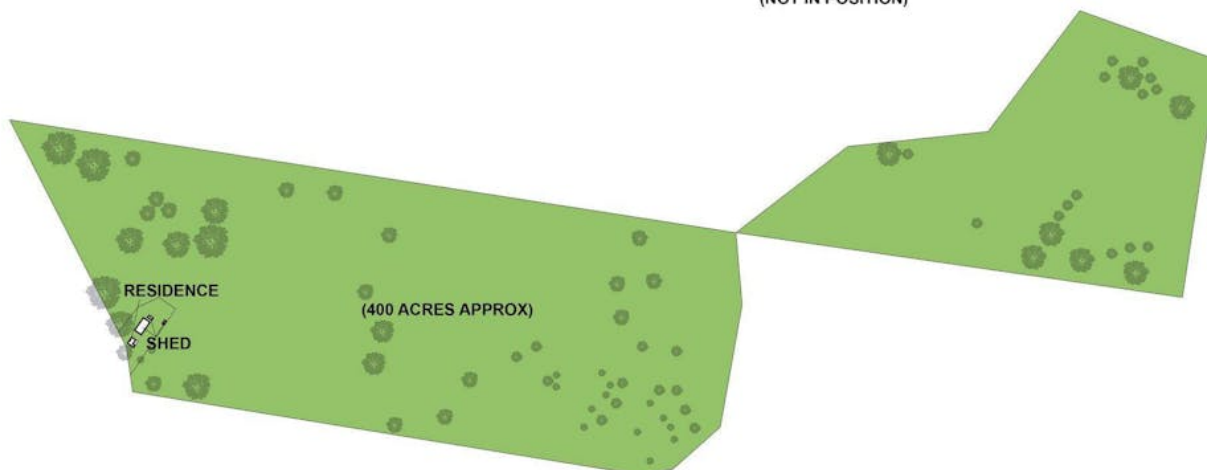
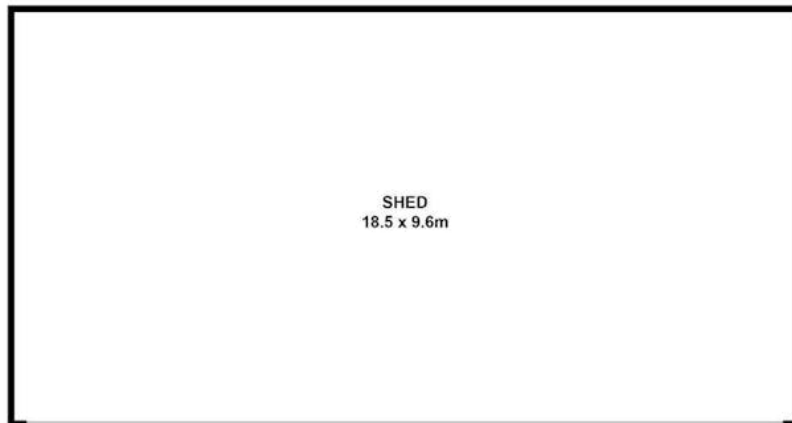
Planning |

Zoned Rural Activity Zone (RAZ), the property offers excellent flexibility, including the potential to obtain permits for a dwelling (STCA), subject to approval through Towong Shire Council.

- Land Area 400 acres
- Bedrooms: 1
- Bathrooms: 1







Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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