



## 2172 Myrtleford-Yackandandah Road, BRUARONG, VIC 3749

'GRANITE HILL' - Lifestyle Property in Prized Location - 124.7 ACRES / 50.5 HA

**50.50 hectares, 124.79 acres**

- Quality totally modernised 5 bedroom plus office home midway between Yackandandah and Myrtleford.
- Home offers open plan with quality appliances, full verandah, original cellar and solar panels.
- Excellent water from 5 spring fed dams, 3 wells plus rainwater storage.
- Improved pastures, subdivided into 14 paddocks with 2 central laneways.
- Currently operating as an equine facility with excellent full sized cutting yard plus round yard, both with rubber split belting.
- Cattle facilities include set of fully operational yards including crush and loading race. Running 20 breeders or 30 steers.
- Other quality improvements include 3 vehicle garage, lockup workshop, hay/ machinery shed with 3 bay skillion.

**TYPE:** For Sale

**INTERNET ID:** 22680584

**SALE DETAILS**

**PRICE REDUCED TO**  
**\$1,395,000**

**CONTACT DETAILS**

**Elders Albury Rural and Business**

297 Schubach Street  
Albury, NSW  
02 6021 3355

**Reg Coulston**  
0418 118 207

- The location offers prime opportunities being close to Albury/ Wodonga (41kms), handy to Yackandandah (15kms) and Myrtleford (21kms) and close to the popular tourist destinations of both Bright and Beechworth in North East Victoria.

- Views are sensational with Mt Buffalo to the South and Yackandandah Valley both North and South.

- Everything about 'Granite Hill' is quality with a large granite rock timbered hill centre of this unique lifestyle property.

- An inspection will impress. Video available.

For more information contact Reg Coulston 0418 118 207, David Gittoes 0409 362 722 or Henry Mackinnon 0408 408 299

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 50.5 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2



