



## 150 Gonzaga Lane, MERRIJIG, VIC 3723

A Once-in-a-Generation Farmland Opportunity

**35.61 hectares, 88.00 acres**

Offered to the market for the first time in 75 years, this magnificent 88 acre holding presents an exceptionally rare opportunity. Held within the same family for two generations, it is a property rich in history, character, and natural beauty.

Formerly known as Overby, the land carries a proud legacy as a working cattle property. Today, it remains just as impressive, with breathtaking panoramic views across Mt Buller, Timbertop, and down the valley toward Mt Torbreck.

A reliable dam and the gently winding seasonal Stony Creek enhance both the functionality and charm of the land, while scattered majestic gums provide shade, firewood, and an unmistakable Australian landscape.

Perfectly positioned, the property offers easy access to thousands of acres of surrounding State Forest just up the road-opening the door to endless outdoor adventure and exploration.

**TYPE:** For Sale

**INTERNET ID:** 300P101336

**SALE DETAILS**

**\$1,495,000**

**CONTACT DETAILS**

**Catherine Pigdon**  
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Features we love:

- A significant piece of Merrijig's history
- Sweeping, uninterrupted mountain and valley views
- Reliable dam and seasonal Stony Creek
- 88 acres with an excellent fertiliser history
- Easy access, just 4.3km to the heart of Merrijig
- Close to Merrijig Primary School
- State Forest nearby for horse riding, motorbike riding, and hiking

This is more than farmland, it's a legacy holding, a lifestyle retreat, and a truly once-in-a-generation opportunity not to be missed.

- Land Area 35.612336 hectares





