



1443 Bonnie Doon Road, BOHO SOUTH, VIC 3669

"Peppermint Ridge" - Experience more than a home - embrace a lifestyle

105.22 hectares, 259.99 acres

Embrace the essence of Northeast Victoria farming with this expansive property sprawling over 104.96 hectares (260 Acres) of pristine, undulating land. Nestled in the heart of Strathbogie Tablelands, this haven offers an unmatched blend of nature's wonders and fertile pastures, making it the ideal choice for discerning farmers and nature enthusiasts alike.

Grazing Land:

The 130 acres of grazing land, spread over well-drained deep kurosol soil, provides the ideal foundation for healthy livestock. Eight cleared, well-fenced paddocks beckon, offering ample space for your animals to roam freely and graze contentedly. To ensure their hydration, there are seven troughs strategically placed across the property, fed by excellent quality underground spring water. Large machinery, and work sheds within easy access to the home within its own services yard, excellent stock handling yards with easy access to Bonnie Doon Road, currently carrying 50 healthy cows and calves in 4 separate paddocks sown down to rye, clover, cocksfoot and native grasses.

TYPE: Sold

INTERNET ID: 300P130348

SALE DETAILS

SOLD

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Christine Ford
0419 561 386

Trust for Nature Covenant:

Another 130 acres of this property is dedicated to a Tier 1 Trust for Nature Covenant. This ensures the preservation of biodiversity, native vegetation, and habitats. It's not just a farm; it's a commitment to the conservation of the region's unique flora and fauna. This stunning and sizeable tract of land boasts an amazing variety of environments including lush fern gullies, rocky outcrops, many species of native orchids, towering eucalypt forest alongside an exquisite area of wetlands all creating its own microclimate. The uncleared land (Trust for Nature) has a cleared track through it, ideal for walking, 4WD or horses.

House:

Operates off the grid utilising a comprehensive 2.5 kw solar electricity system with back up generator and passive solar principles (can be easily extended if required).

Your sanctuary awaits in a light-filled, charming log cabin-style house designed to operate off the grid utilizing passive solar principles. The interior offers flexibility with an open-plan kitchen featuring electricity, gas and a slow combustion wood stove for heating, cooking, and hot water in the Winter months. Other features include a sunlit dining and living area, an extra living room with a wood heater, a delightful master bedroom, sparkling modern bathroom, and a spacious second bedroom. Step onto the deck, a natural extension of your living space. From here, you can relish panoramic views of your land, a testament to the beauty of North East Victoria. Whether it's sipping your morning coffee or stargazing on clear nights, the deck becomes your private sanctuary. Adjoining the residence is an outdoor freestanding art studio/work space or third bedroom plumbed and power.

House Garden:

The light-filled house is cocooned within a well-established and fenced garden, a true horticultural masterpiece. A grove of silver birches on the north side of the house provide a passive cool breezeway in the warmer months, intermingling with mature trees, rare species, vibrant bulbs. And a list of a variety of native birds is available upon request. Venture further, and you'll find a flourishing vegetable garden, a greenhouse bursting with life, indulge in the fruits of your labour with an orchard boasting an array of fruit trees. Enjoy the sweetness of homegrown produce, knowing you're living in harmony with the land and a secure chook pen, harmoniously integrated into the natural surroundings.

Heating and Cooling:

Experience the perfect balance of warmth and coolness in your home. Every corner of this abode is designed for comfort, with an easy-to-heat and cool interior. The presence of a combustion wood stove ensures cozy winter nights, while the thoughtful cross ventilation design plus an electrical air conditioner keeps the home naturally cool in this 620m elevation.

Abundant Water Supply:

Water is the lifeblood of any successful farm, and this property boasts a wealth of it. Four spring-fed dams add to the water security, providing not only for your stock but also enriching the natural ecosystem. Additionally, there is a header tank for the bore feeding the house, garden and troughs and rainwater is stored in three separate tanks, ensuring you have a reserve for every need.

This property is a holistic experience. It's a testament to sustainable living, where off-grid charm meets modern comfort. It's a sanctuary where the song of birds serenades your mornings and the whispering leaves lull you to sleep at night.

Convenient Location:

Located just 25 minutes off the Hume Freeway, 17 from Strathbogie - Peranbin Primary School (school bus), General Store and 18 Hole Golf Course. Under 2 hours from Melbourne, your secret haven is easily accessible. Plus, you're conveniently positioned, being 30 minutes from Euroa & Violet Town, 35 mins from Benalla and 50 minutes from Mansfield.

Invest in more than a property; invest in a legacy. With the Trust for Nature Covenant, you're not just buying land; you're preserving nature for generations to come. Seize this rare opportunity to own a piece of North East Victoria's farming paradise and become a steward of its natural beauty.

Enquire now to make this idyllic farm yours and embark on a journey where farming meets conservation, and nature embraces your every moment.

- Land Area 105.218267 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1







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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

