



356 Polly McQuinn's Road, STRATHBOGIE, VIC 3666

'Balmanno' Exceptional 100-Acre Lifestyle Property with Extensive Infrastructure and Creek Frontage.

40.00 hectares, 98.84 acres

'Balmanno'

Outstanding 100-Acre Lifestyle Property with Extensive Infrastructure and exceptional residential comfort.

Balmanno in Strathbogrie combines country living with excellent connectivity. Under 2 hours from Melbourne via the Hume Freeway or Maroondah Highway, 20 mins from Euroa and an hour from Mansfield, Benalla or Seymour, with regular V-Line services direct to Melbourne.

Presenting a highly versatile 40-hectare (100-acre approx.) Property ideally suited for livestock, cropping, or an idyllic country lifestyle. Thoughtfully planned and meticulously maintained, this property offers both agricultural and horticultural productivity and exceptional residential comfort.

TYPE: For Sale

INTERNET ID: 300P181120

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Christine Ford
0419 561 386

Property Features:

15 well-fenced paddocks with reticulated troughs and a central laneway to facilitate efficient rotational grazing.

Substantial Seven Creeks frontage with a 2ML stock & domestic water license, currently reticulated via pump to a 130,000-litre holding tank.

Additional water security with a 3ML fenced dam and 145,000 litres of Rainwater storage across multiple tanks.

Large hay shed with capacity for approximately 300 round bales.

Enclosed orchard and raised vegetable beds, perfect for self-sufficient

Living:

6.6kW on-grid solar system, contributing to energy efficiency.

Residence:

Set among established trees and a low-maintenance garden with a stunning tree-lined driveway, the spacious brick family home features:

Four bedrooms, including a luxurious master suite with his & hers walk-in robes and a private ensuite.

Formal lounge and dining areas, plus an open-plan family and meals zone.

Well-appointed kitchen with walk-in pantry, ideal for entertaining. Main bathroom with dual access, separate bath and shower, and a

separate powder room.

Generous laundry and storeroom with internal access to a double remote garage.

Year-round comfort with evaporative cooling, ducted LPG heating, gas

Undercover alfresco BBQ area, perfect for outdoor entertaining. fireplace in the formal living, and wood-fired fan-forced combustion heater

in the family room.

Shedding & Additional Accommodation:

Excellent machinery shed/workshop, ideal for farm operations or storage. Separate, fully self-contained one-bedroom unit with kitchen/living, bedroom, and private bathroom-ideal for guests, extended family or rental income.

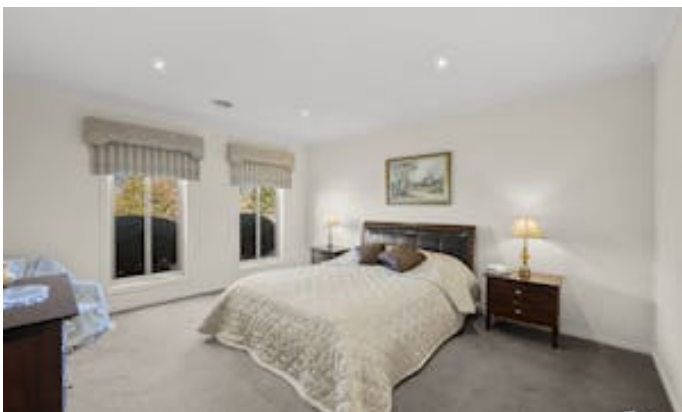
- Land Area 40 hectares
- Bedrooms: 4
- Bathrooms: 4



HOMESTEAD

Bedrooms	4
Bathrooms	4



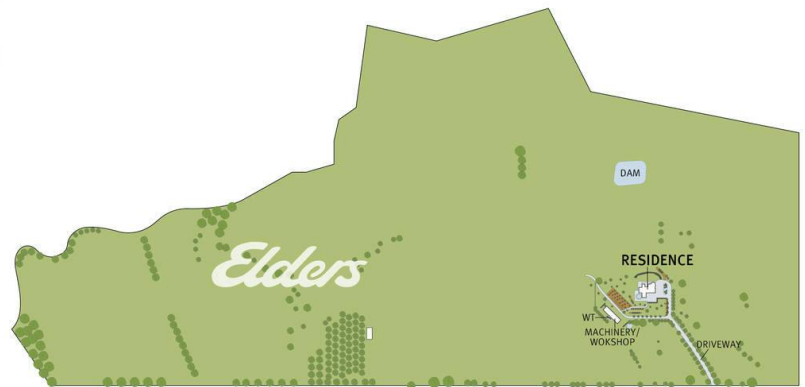
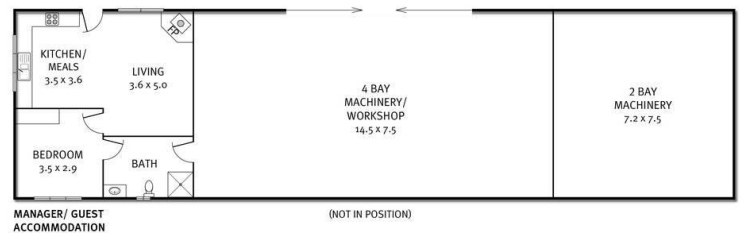
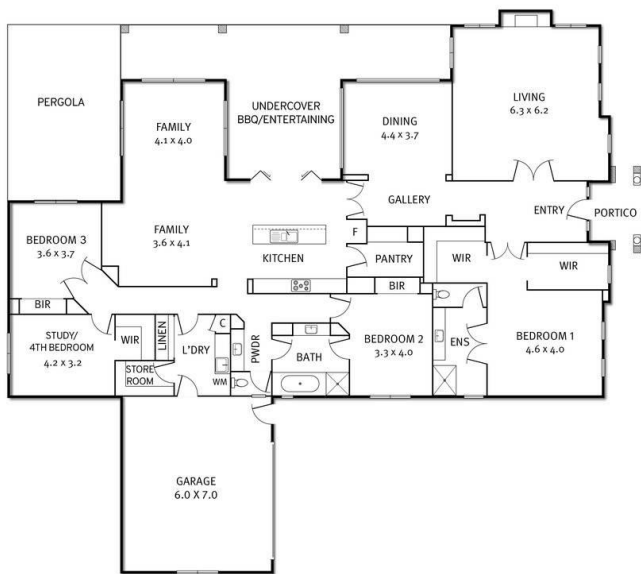






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Elders



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