



277 McLeans Lane, RUFFY, VIC 3666

Frithwood – Lifestyle, Productivity and Dual Income Opportunity

150.14 hectares, 370.99 acres

Set within a park-like landscape and introduced by an avenue of Lemon Scented Gums, Frithwood occupies an elevated position capturing panoramic views across Creighton's Creek Valley, Mt Wombat, and the Strathbogie Ranges. Comprising 371 acres of undulating, productive country, the property blends lifestyle appeal with genuine farming capacity. Offering scope for multiple income streams - from running cattle and calves to the established short-stay accommodation - Frithwood presents an enviable balance of lifestyle, productivity and return.

Land & Farm

- 371 acres (approx.) of gently undulating, high-carrying country suited to running cattle and other mixed farming pursuits.
- Productive grazing land interspersed with granite outcrops and warm shelter belts.

TYPE: For Sale

INTERNET ID: 300P181155

SALE DETAILS

CONTACT AGENT

CONTACT DETAILS

Euroa

27 Binney Street
EUROA, VIC
03 5795 2294

Christine Ford
0419 561 386

- Divided into 9 main paddocks with good to near-new fencing.
- Fertile soils supporting both livestock and potential cropping or horticultural ventures.
- Excellent access and layout for rotational grazing and efficient farm management.

Water & Infrastructure

- 6 dams (3 spring-fed)
- 2 bores providing a reliable and extensive water supply
- Approx. 110,000 litres of rainwater storage
- 3-stand shearing shed, hay shed, machinery shed, handling shed, and additional storage sheds.
- Quality stockyards and infrastructure to support ongoing cattle production or other rural enterprises.

Main Homestead

- Architecturally designed residence positioned to capture sweeping rural and valley views.
- Striking octagonal living and dining area with cathedral ceiling, exposed timber beams, stone fireplace, and polished timber floors.
- Open-plan layout featuring 3 bedrooms, 2 bathrooms, plus a private study/office with external access
- Master suite-oriented east to enjoy sunrise views across the ranges
- Zoned ducted reverse-cycle air conditioning for year-round comfort
- Wide verandas and stone-paved alfresco areas perfect for entertaining and relaxed country living

Gardens & Grounds

- Mature, park-like garden with deciduous and evergreen trees providing year-round colour and shade
- Citrus grove, quince walk, orchard, veggie patch, and stone-edged garden beds

- Beautifully crafted stonework and established plantings enhance the home's natural setting

Cottage ### "Binnum Cottage"

- Self-contained 2-bedroom cottage with galley kitchen and open-plan

living/dining

- Large windows capturing garden and rural views

- Ideal for family, guests, or as an income-generating short-stay

accommodation adding valuable dual income potential alongside the property's farming operations.

Located on the scenic Ruffy Tablelands, Frithwood is just 15 km from the Hume Freeway and within 2 hours of Melbourne, 30 km from Euroa, and 45 km from Seymour. A property of true distinction, Frithwood offers an outstanding combination of lifestyle, income, and opportunity - with productive land for cattle, scope for diversified rural enterprises, and a proven accommodation income stream in one of Victoria's most picturesque regions.

- Land Area 150.138373 hectares
- Bedrooms: 5
- Bathrooms: 4



HOMESTEAD

Bedrooms	5
Bathrooms	4

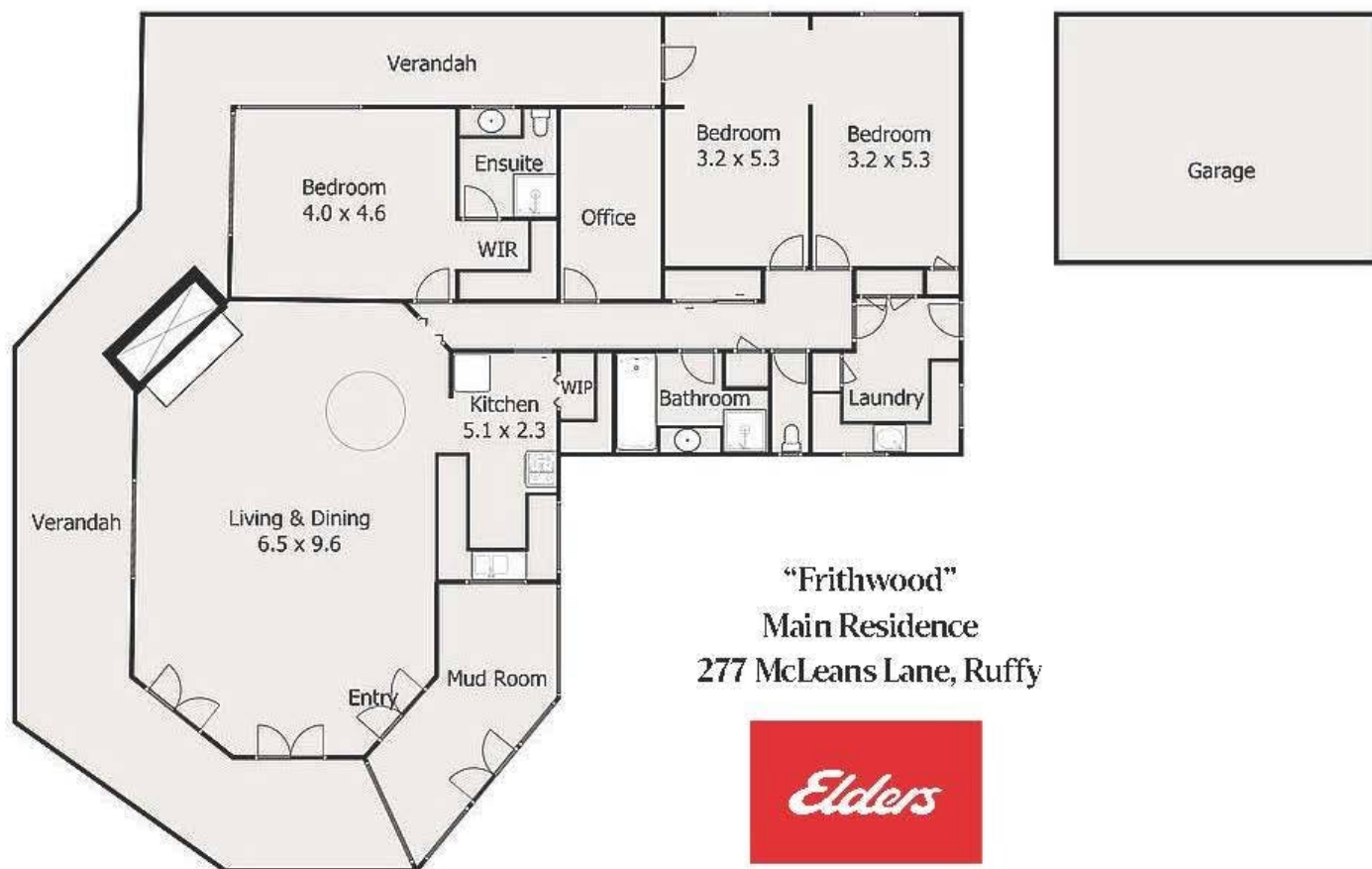


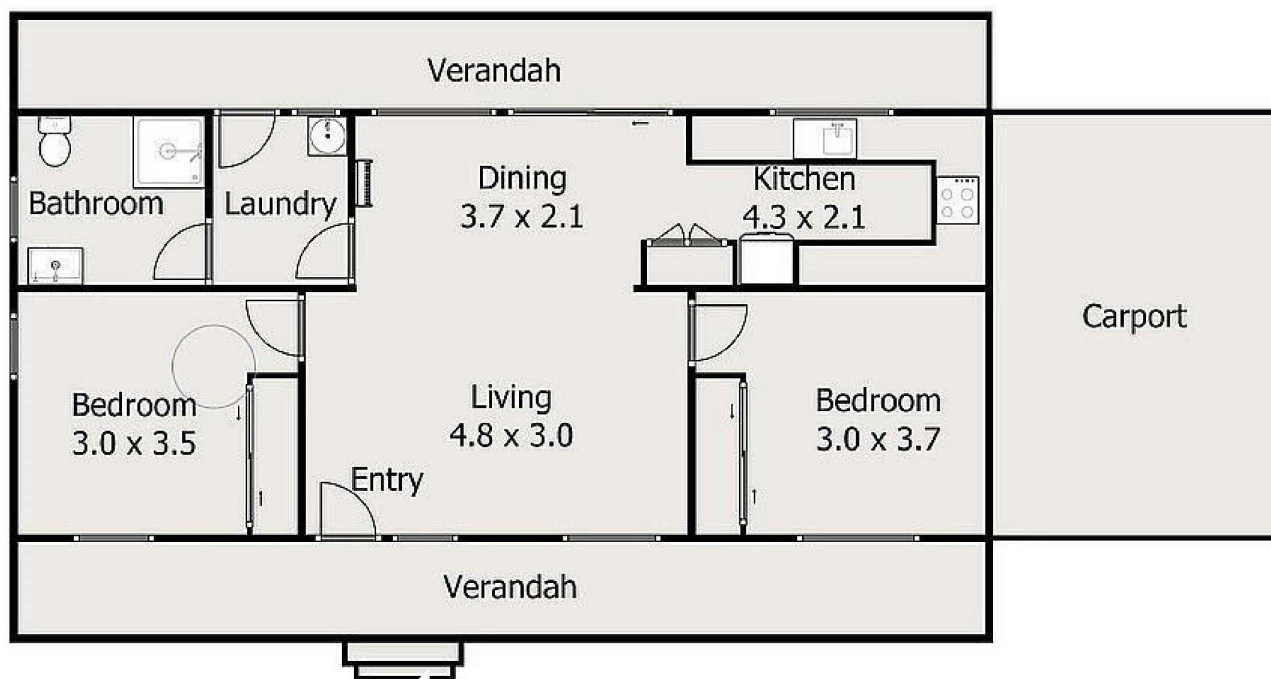


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"Frithwood"
Cottage
277 McLeans Lane, Ruffy

