



71 Schoolhouse Road, SAMARIA, VIC 3673

Meticulously Presented Rural Lifestyle Estate in One of Victoria's Most Coveted Valley's

158.00 hectares, 390.42 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Valleyfield', a prestigious rural estate boasting a beautifully designed and presented primary residence.

The residence is set within a manicured garden setting crafted by the highly regarded landscape architect, Robert Boyle, and is perched on an elevated vantage point to capture the scenic valley vistas over the meticulously maintained property.

Positioned within the tightly held locality of Samaria, North East Victoria, 'Valleyfield' occupies 158 hectares (390 acres)* of highly versatile and productive land, benefitting from ongoing pasture improvement and a consistent fertiliser history, allowing the property to be ideally suited to a range of agricultural, equine and/or lifestyle endeavours.

Key Investment Features:

TYPE: For Sale

INTERNET ID: 300P185134

SALE DETAILS

by Expression of
Interest

CONTACT DETAILS

Elders Real Estate Victoria

Level 36, 55 Collins Street
Melbourne, VIC
03 9609 6222

Henry Mackinnon
0408 408 299

- Total land area: 158 hectares (390 acres)*
- Magnificent three-bedroom, two-bathroom primary residence featuring spacious open plan living, multiple formal/informal living rooms, in addition to an alfresco kitchen and entertaining area, all set within a manicured Robert Boyle designed garden
- Contemporary separate guest accommodation including a brick veneer residence comprising three-bedrooms, two-bathrooms and set within expansive manicured lawns and an established garden setting
- Excellent working improvements including steel cattle yards, three-stand shearing shed, workshop, in addition to extensive machinery, sundry and hay shedding
- Abundant natural water supply via permanent springs, natural catchment dams, a strategic trough network and extensive tank storage
- Ongoing pasture improvement and soil amelioration
- Reliable average recorded rainfall of 1,024mm (40 inches)* per annum
- Ideally located 31km* south east of Benalla, 51km* north of Mansfield, 74km* south west of Wangaratta and 99km* north west of Mount Buller.

'Valleyfield' is being offered for sale via Expression of Interest closing Thursday 6th of November at 4pm AEDT.

A comprehensive Information Memorandum is available upon request .

Henry Mackinnon 0408 408 299

Nick Myer 0427 610 278

* denotes approximately

- Land Area 158 hectares
- Bedrooms: 3
- Bathrooms: 2



HOMESTEAD

Bedrooms	3
Bathrooms	2

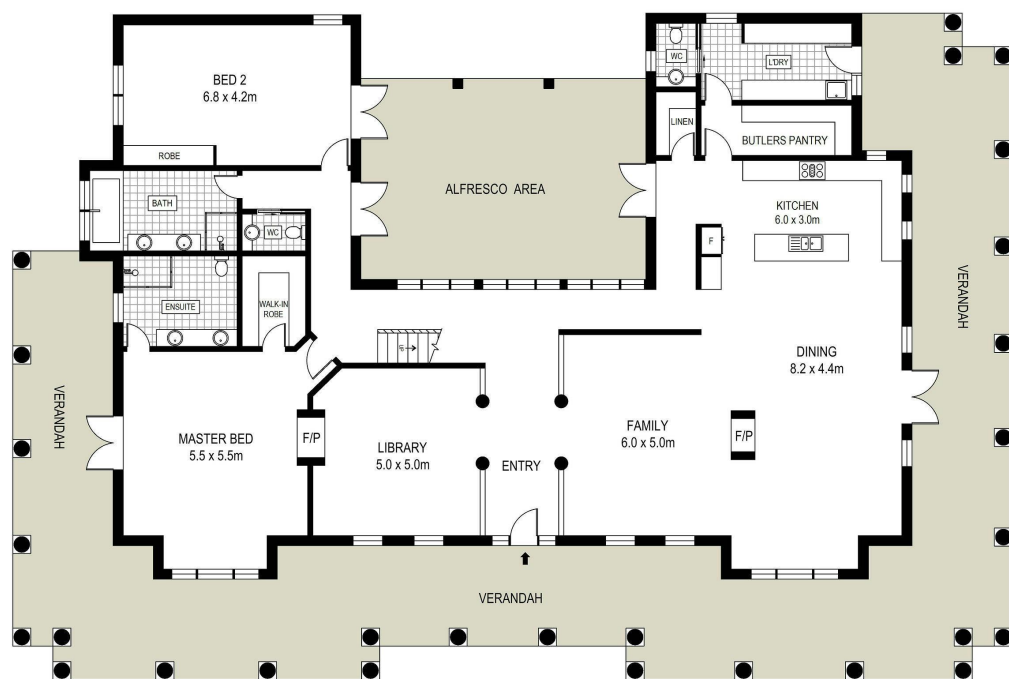




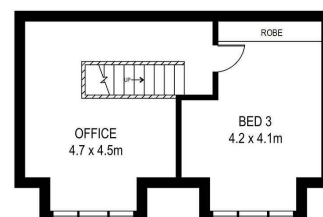




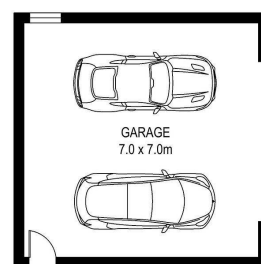
“Valleyfield”



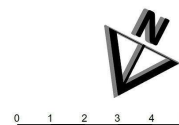
GROUND FLOOR



ATTIC



ADDRESS:
71 Schoolhouse Road, Samaria



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