

829 Carrolls Road & 164 Brownes Lane, ROSEWHITE, VIC 3737

Exceptional Blue-Ribbon Grazing Properties Offering Scale, Quality Infrastructure and Lifestyle Excellence

235.53 hectares, 581.99 acres

'Rosewhite Park' â## 829 Carrolls Road, Rosewhite

Blue-ribbon grazing with a showpiece homestead

Set in the tightly held Rosewhite Valley between Myrtleford and Bright, this highly productive holding combines scale, reliability, and exceptional infrastructure. The home block spans approximately 150.25 hectares (371.2 acres), forming the heart of a larger aggregation of 235.34 hectares (581.4 acres).

Farm layout and water

The property is efficiently designed with 29 paddocks, central laneways, and quality post-and-wire fencing (95% electrified). Water security is outstanding: the permanent Jacksons Creek, supplemented by spring-fed dams, reticulates by gravity to troughs across the farm.

TYPE: For Sale

INTERNET ID: 300P185174

SALE DETAILS

\$6,900,000

CONTACT DETAILS

ELDERS WANGARATTA

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Michael Everard
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Pasture and production

Fertile red loam soils, consistent fertiliser application (~200 kg/ha annually), and mixed clover, ryegrass, and phalaris pastures underpin strong and reliable carrying capacity. Vendors currently run ~220 breeders, comfortably finishing calves to 500kg, with potential toward 240 breeders under modelled CSIRO capacity.

Infrastructure

Handling facilities are first-class, centred on new ProWay steel cattle yards with crush, scales, and 175m² roofed working area for safe, clean stock management.

Extensive shedding includes:

- 12m x 12m GP shed (concrete floor & power) with 6m x 12m awning
- 15m x 24m lock-up machinery shed (concrete floor)
- Two 9m x 18m hay sheds

Homestead

Built in 1999 and upgraded in 2019, the residence offers approx. 400m² under roof. A striking blend of bluestone and full-height glazing frames sweeping valley views, with snow-capped peaks in winter. Interiors feature a generous kitchen, relaxed dining and lounge areas, underfloor heating, and combustion fireplace. Outdoors, deep verandas flow to established gardens, a 9m x 4.5m inground pool, and firepit.

Additional features include:

- Double garage with oversized doors & polished concrete floor
- Fitted office with high-speed internet
- Managers' cottage for staff or guests
- 3 x 22,500L PolyMaster domestic tanks
- Solar hot water with gas booster + two Daikin reverse cycles

164 Brownes Lane, Rosewhite

Highly capable grazing on Happy Valley Creek

This 85.1-hectare (210.2-acre) companion parcel is subdivided into 10 paddocks with formed tracks and strong water reliability. Dams feed a solar pump to tanks, reticulated to troughs.

Improvements include:

- 8m x 12m machinery shed
- 8m x 6m lock-up workshop (concrete floor & power)
- Steel cattle yards with loading ramp

Predominantly red loam soils support productive pastures, with average rainfall of ~1,106mm. Modelled CSIRO capacity indicates ~17.1 DSE/ha.

Soils & Climate

- Red Chromosols (~88%) are deep, fertile, well-drained, highly responsive under improved pasture.
- Brown Kandosols (~10%) are friable, moisture-retentive, excellent for grazing & fodder.
- Red Kurosols (~2%) are minor, easily managed with lime.

Average slope is 3.16%, elevation ~317m, with reliable 1,100mm annual rainfall ensuring dependable pasture growth and fodder production.

The opportunity

Together, Carrolls Road and Brownes Lane form a blue-ribbon aggregation in one of Northeast Victoria's most admired valleys. Fertile soils, reliable rainfall, and quality infrastructure translate to a consistent carrying capacity of around 220 breeders, with scope to optimise further. Coupled with a statement homestead and managers' cottage, the holding delivers a rare blend of scale, lifestyle, and productivity.

- Land Area 235.527044 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

| | |
|-----------|---|
| Bedrooms | 3 |
| Bathrooms | 2 |

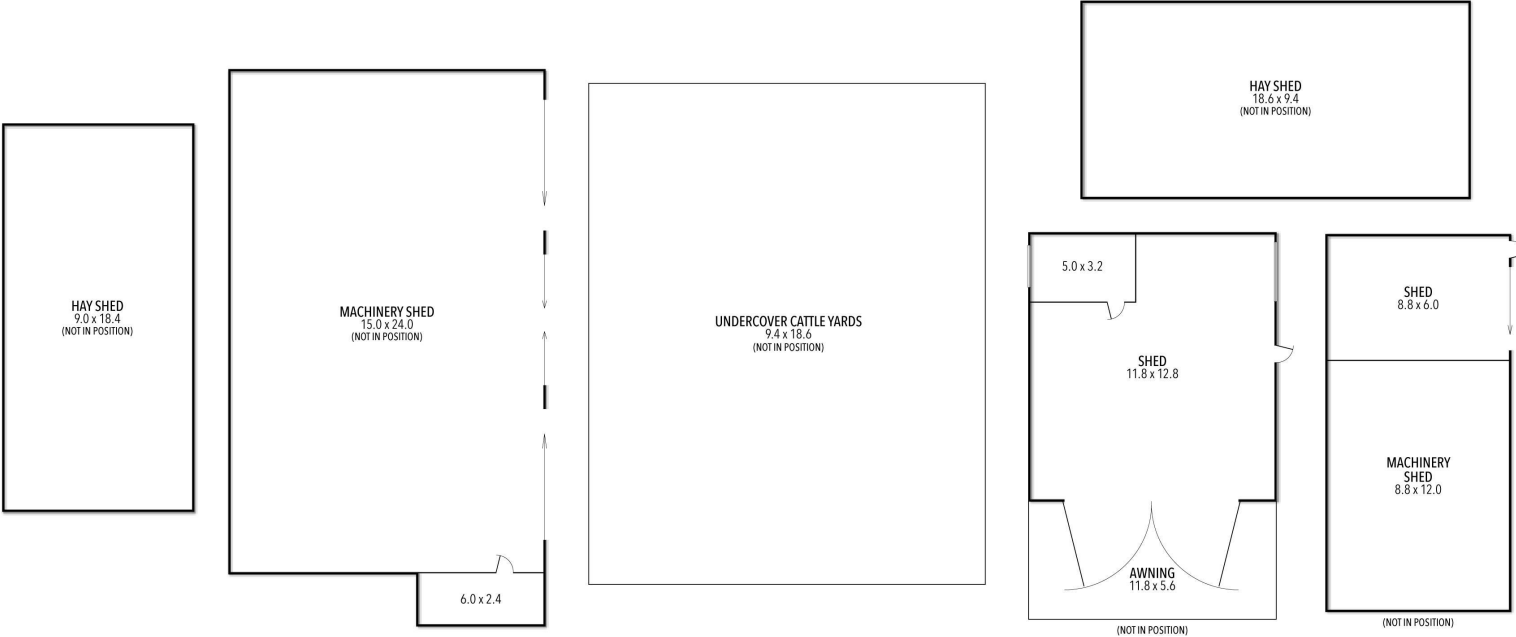








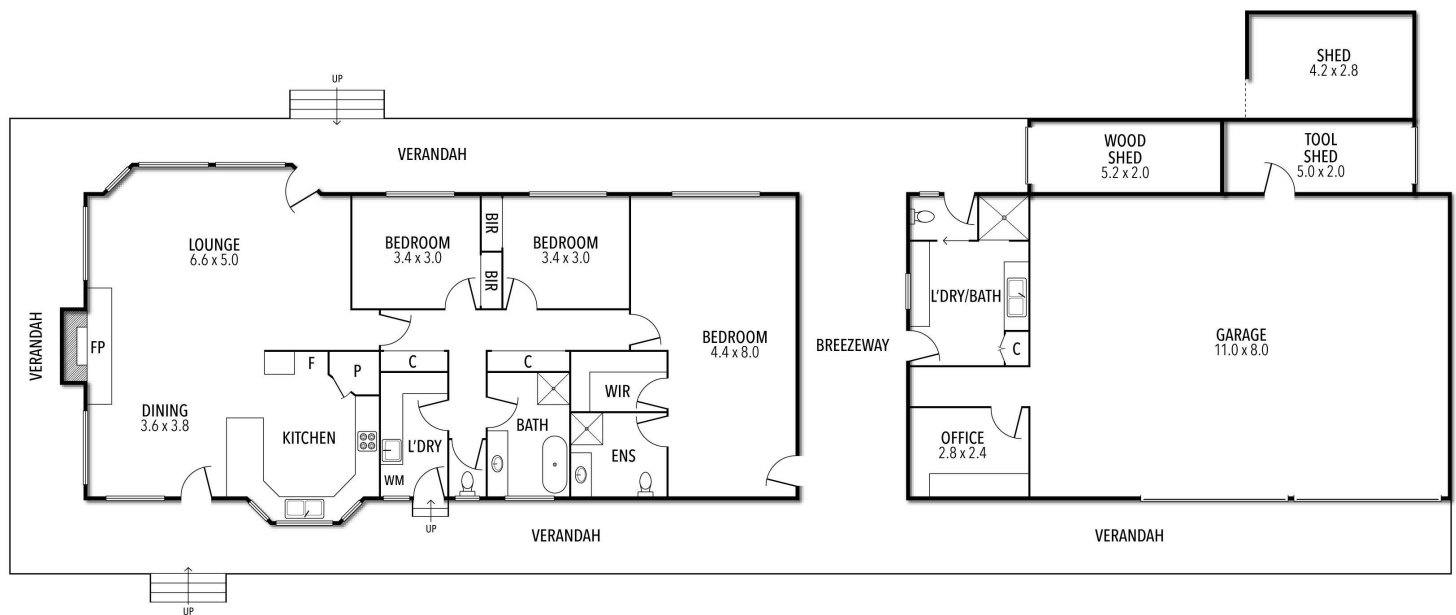
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829 Carrolls Rd, Rosewhite

Elders



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