



777 Mansfield Road, BENALLA, VIC 3672

"GLEN SHEE" A Rare Riverfront Holding with Prime Location and Infrastructure

64.75 hectares, 160.00 acres

Boasting over 1 kilometre of Broken River frontage and ideally positioned just 5 minutes from the vibrant rural city of Benalla, 777 Mansfield Road presents a rare opportunity to secure a highly regarded, tightly held grazing / lifestyle property in the heart of Northeast Victoria.

Set in a private, picturesque location, the property enjoys sweeping views of the Broken River and distant alpine ranges, offering an idyllic rural lifestyle without compromising on convenience. Stunning river red gums frame private picnic and camping areas along the Broken River, share with a range of native wildlife including Platypus and Turtles all adding significant lifestyle and recreational value.

The circa 1970s homestead has been upgraded in recent years to provide modern comforts and functionality. It features:

- 4 bedrooms, 2 newly renovated bathrooms
- Contemporary open plan kitchen with rural views

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185330

SALE DETAILS

\$2,750,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Dave Colvin
0407 500 239

- Two generous living areas, ideal for family living or entertaining
- Wood heating, air conditioning, 80,000 ltrs rainwater tank

The land is a gently undulating mix of rich red river flat and grey/brown loam soils highly suitable for cattle grazing, lucerne growing or a range of agricultural pursuits. The property has 8 main paddocks with excellent fencing and clover rye pastures, recent fertiliser history includes lime and super and worm castings applications to boost pastures. The property has stock & domestic reticulated water supplied via the broken river by an electric pump on the river reticulating to troughs and gardens and also benefits from 720 mm average annual rainfall.

Key infrastructure includes:

- Large in-ground swimming pool, surrounded by established lawns and gardens
- Shearing shed, machinery shed, 12 x 9 mtr hay shed
- Large timber cattle yards with vet crush
- Sealed tree lined driveway
- Reliable water infrastructure,
- 4.8 kw solar system with backup generator
- 4 Car lock up garage / workshop with 3 phase power

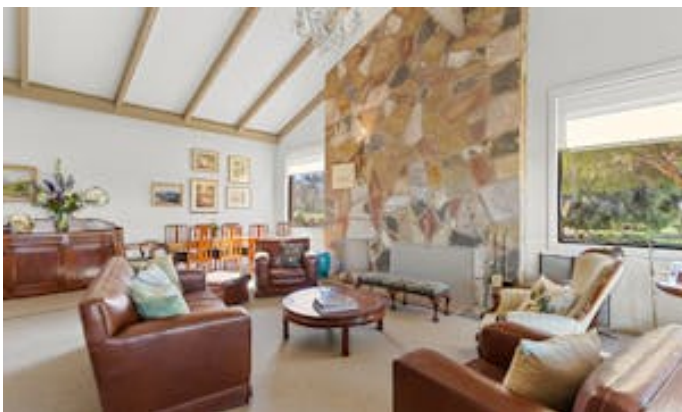
This is a generational opportunity to acquire a blue-chip rural asset with outstanding natural beauty, strong infrastructure, and genuine versatility. Perfect for lifestyle buyers, graziers or investors seeking landbank potential close to town.

- Land Area 64.749703 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2

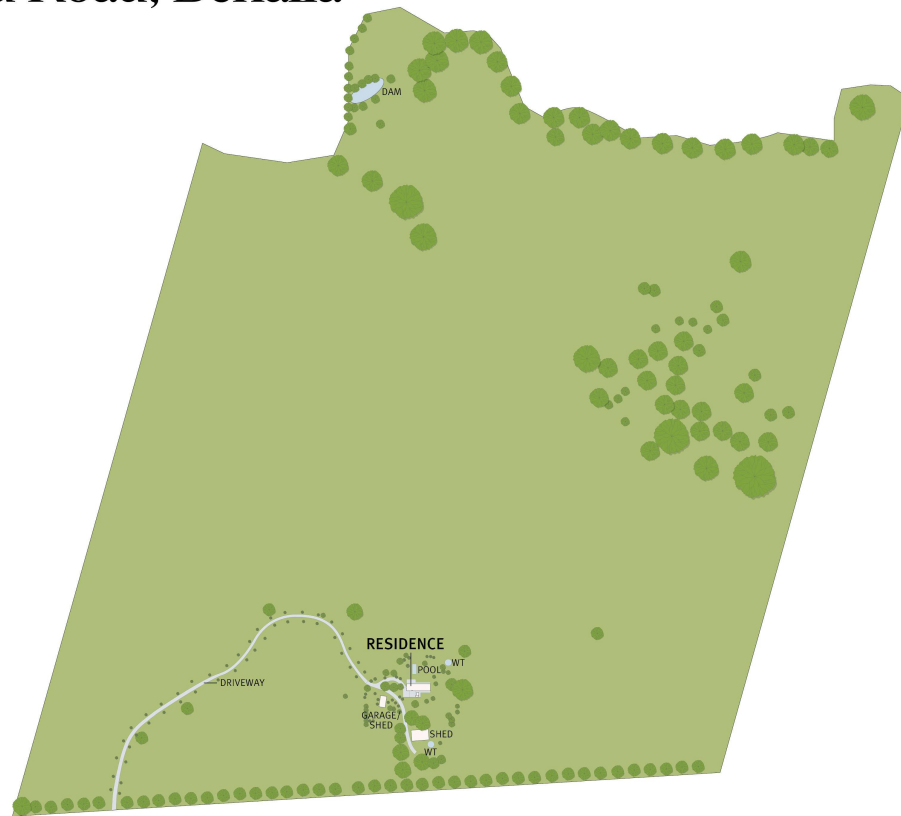






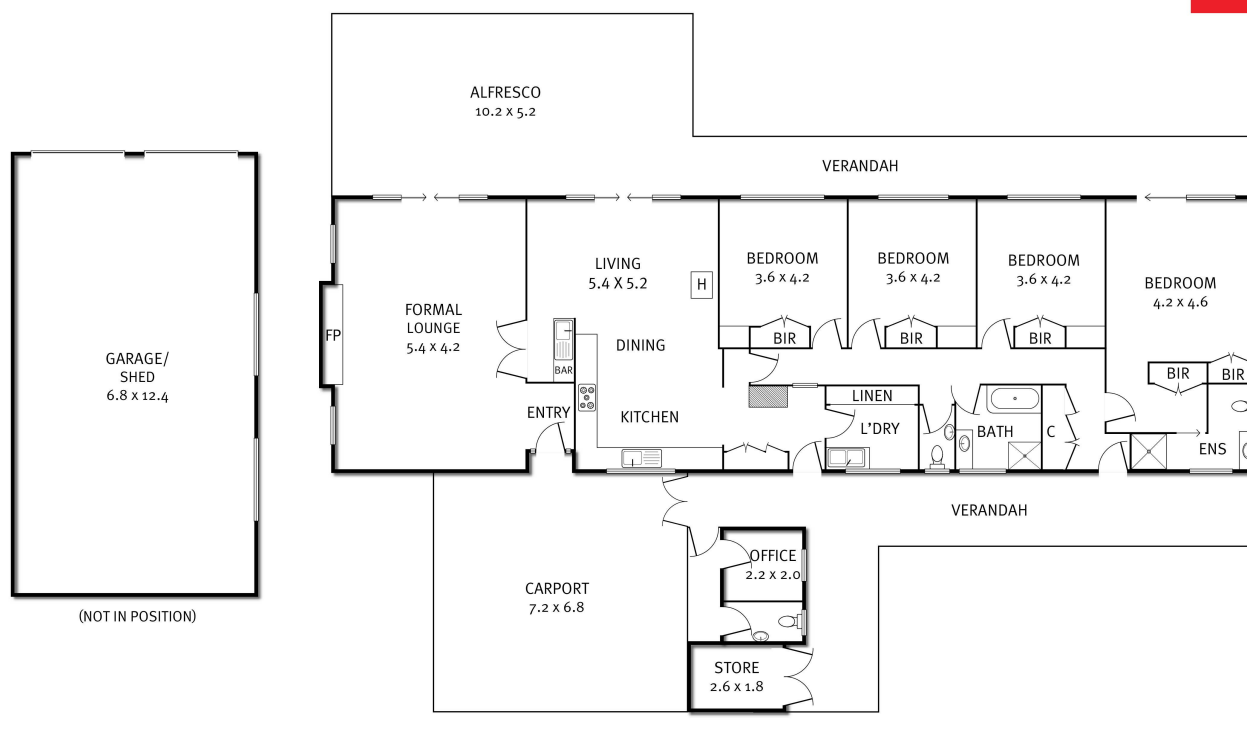


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