



## 326 Chivers Road, GLENROWAN WEST, VIC 3675

Productive Grazing Property with Quality Homestead and Infrastructure

**71.47 hectares, 176.60 acres**

Offered for the first time in 32 years, this well-established and beautifully maintained property presents an exceptional opportunity to secure productive land in a peaceful and convenient location.

The picturesque 176.6-acre grazing property in Glenrowan West is situated just over 3km from the Hume Freeway, and a short drive to Glenrowan (10km), Benalla (20km), and Wangaratta (23km). It combines rural serenity with excellent accessibility.

The homestead sits privately at the end of a newly formed 1km driveway (completed in 2024), lined with Lemon Scented and other gum species, offering a warm welcome and a tranquil approach. Originally built in 1960 by registered builder Col Graham, and extended in 2003 by Bevan Bros., the home features five spacious bedrooms, a study/sixth bedroom, two bathrooms (including a recently renovated main), and four versatile living areas including a sunroom and a large games/billiard room.

The kitchen boasts quality appliances including a bottle gas Belling stove, while a top-of-the-line Solitaire Eureka wood heater, split system air conditioning, and ceiling

**TYPE:** For Sale

**INTERNET ID:** 300P185860

**SALE DETAILS**

**\$1,500,000**

**CONTACT DETAILS**

**ELDERS WANGARATTA**

24 Rowan Street

Wangaratta, VIC

03 5721 2036

**Michael Everard**

0408 653 161

fans ensure year-round comfort.

Verandas wrap around the home, providing shade and weather protection, while expansive windows offer stunning 360-degree views across the surrounding countryside and well-established gardens.

Water supply is secure and reliable, with six interconnected rainwater tanks (28,500 gallons / approx. 108,000L) pumped directly to the home. There are six catchment dams and a windmill that pumps to a top dam, gravity-feeding back to stock troughs.

The property is fenced into seven well-maintained paddocks using concrete and steel posts, with excellent internal laneways for seamless stock movement.

Extensive farm infrastructure includes:

- Double steel garage (used for vehicles, 4WD motorbikes and large mower. Tack room also attached at rear)
- Four-bay steel hay shed (4,500 small bale capacity)
- Enclosed 64m<sup>2</sup> truck/machinery shed (3.3m eave height)
- Steel cattle yards with head bale and recently renewed loading ramp
- Small grain silo

The property has a long-standing pasture improvement and fertiliser history, with the most recent application being 16 tonnes of super spread across 175 acres in May 2024. This has resulted in highly productive grazing, currently supporting a steer operation. The land is also suitable for cropping or sheep and has previously been used to produce hay. With a few adjustments, the property would also be suited for a horse complex.

This is a well-balanced, easily managed farm with a proven history of productivity and excellent infrastructure. Ideal for those seeking a high-quality rural lifestyle or a reliable agricultural investment in a tightly held and attractive part of Northeast Victoria.

- Land Area 71.467484 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

Bedrooms	5
Bathrooms	2











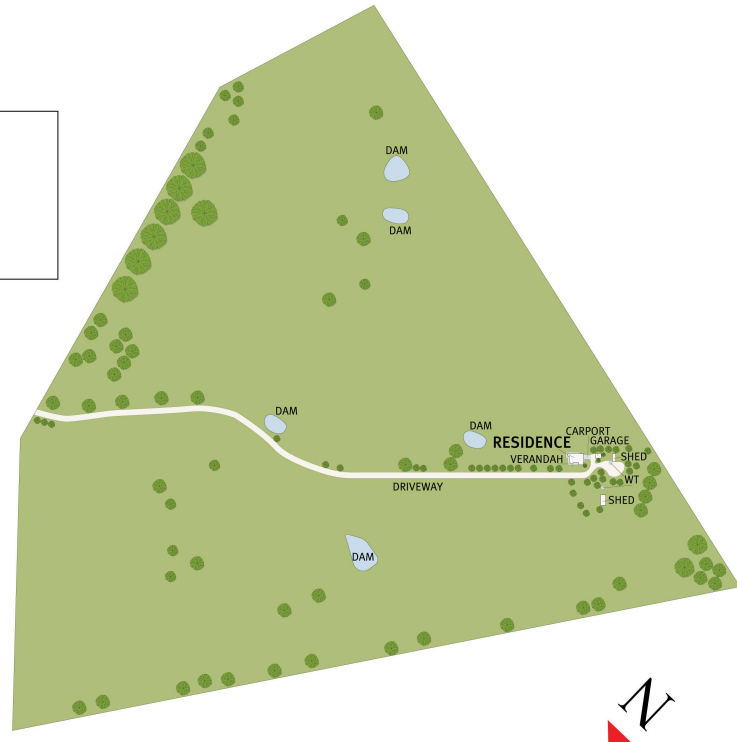
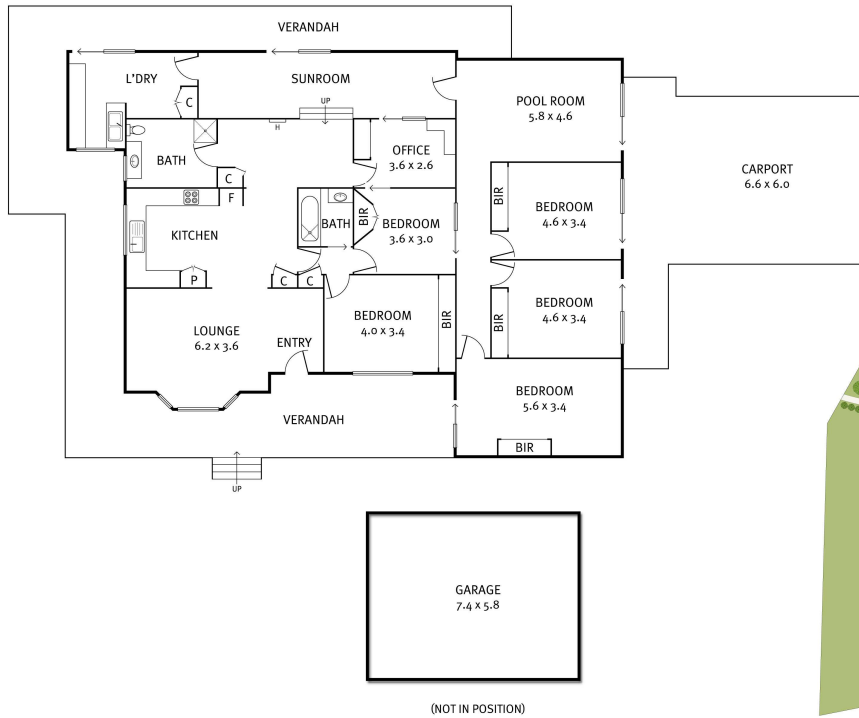






# 326 Chivers Road, Glenrowan West

Elders



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.