



Sugarloaf Road, SHEANS CREEK, VIC 3666

Sheans Creek Frontage: Alluvial Flats & Elevated Building Enclaves

72.84 hectares, 180.00 acres

Set in tightly held Sheans Creek, this substantial 180 acre holding is defined by its incredible creek flats and long sections of creek, delivering rare fertility, reliable stock water and natural amenity. Productive alluvial flats run beside the watercourse, framed by mature shelter-ideal for grazing, fodder or finishing stock.

Rising away from the creek, the country becomes undulating to rolling, offering a variety of aspects and paddock options. These elevations present multiple private, tucked-away homesite envelopes with long views to the Strathbogie Ranges-perfect for a residence that enjoys both privacy and outlook while keeping the productive flats at work below (STCA).

Access is via Sugarloaf Road, approximately 2.5km to the property entrance which features signage near the front gate, with well-formed internal tracks linking across the landscape. The mix of highly workable creek flats and elevated building country creates a compelling balance of productivity, water security and lifestyle appeal-minutes to Euroa and the Hume Freeway.

TYPE: For Sale

INTERNET ID: 300P186341

SALE DETAILS

\$940,000 to \$1,000,000

CONTACT DETAILS

Euroa

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EUROA, VIC
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Key features

- Extensive creek frontage with fertile alluvial flats
- Natural shelter; stock water and amenity along the creek
- Undulating rises providing private homesite options with views (STCA)
- Productive grazing base: flats for weight gain, rises for wintering
- Access from Sugarloaf Road; internal farm tracks across the holding
- Suits grazing expansion, blue-chip landbank or lifestyle build

Under 10 minutes from the Euroa township and major transport links

- Land Area 72.843416 hectares





