



773 Boho Church Road, BOHO, VIC 3669

Contemporary Country Retreat - Offering Space, Privacy and Nature

150.00 hectares, 370.65 acres

Home and Landholding

Set on 371 acres, this property is more than a home â## it's a retreat.

With a renovated residence, landscaped gardens, horse-friendly paddocks, and acres of native bush to explore, it offers the peace of country living with the comfort of modern design.

The Home:

Renovated with a flexible, light-filled layout.

Two undercover decks capturing morning and afternoon sun (north deck with remote-control awning)

Modern kitchen with stone island bench, new appliances, bespoke Japanese tiling,

TYPE: For Sale

INTERNET ID: 300P186477

SALE DETAILS

CONTACT AGENT

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butler's pantry/appliance nook, induction cooktop, steam/fan-forced oven, and dishwasher

Euro laundry, European oak engineered timber flooring, downlights, split systems and an advanced technology Thorma "Falun" wood heater offering efficient, clean-burning warmth designed for the Australian climate.

Three bedrooms with quality wool carpet: master with walk-in robe and ensuite, plus two additional bedrooms with built-in robes (one adaptable as a study or second living space)

Second bathroom finished to a high standard

Landscaped gardens with drought-resistant natives, Dookie red rock, and a stone-lined stream with reticulated water attracting frogs and birdlife

The Land

371 acres blending lifestyle and farming use plus a seasonal creek lined with old red river gums and shade trees.

75 acres of cleared pasture ideal for horses, cattle or sheep

Five paddocks with electric fencing, large catchment dam, 185,000 litres of rainwater storage including a Puretec all-in-one rainwater filtration system.

300 acres of granite outcrops and native bush with rich flora, fauna, wild figs and expansive north-facing views â## ideal for walking, exploring and nature pursuits

Umbrella Hill â## your very own mountain rising more than 200 metres above the home, offering panoramic views and the perfect setting for hiking, mountain biking and outdoor adventure

The property abuts State Forest, giving direct access to extended trails, nature walks, and an endless sense of space

Original refurbished shearing shed with power â## potential artist's studio, Airbnb or flexible use

New two-bay lock-up garage with high clearance, concrete slab and power

This property offers the best of country living: a welcoming home, room for horses and livestock, space to create, and landscapes to enjoy every day. With Umbrella Hill as your backdrop and State Forest at your boundary, it's a rare opportunity to own not just a home but your own mountain retreat.

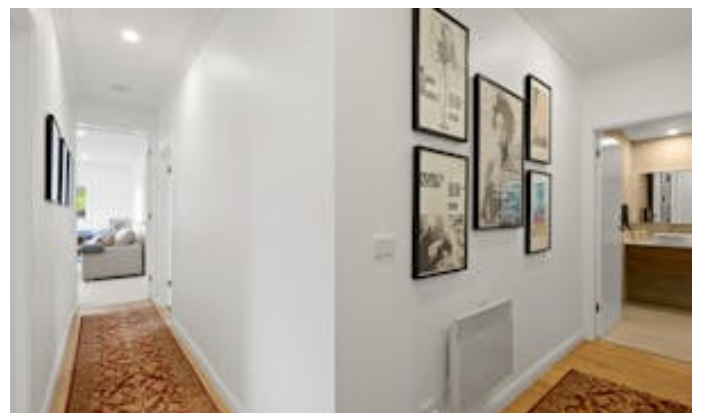
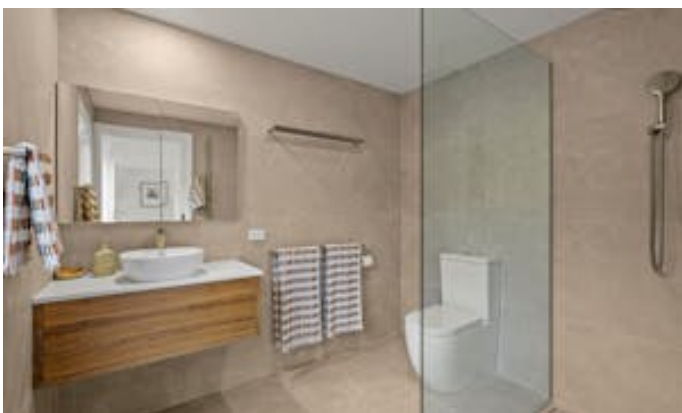
- Land Area 150 hectares
- Bedrooms: 3
- Bathrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	3







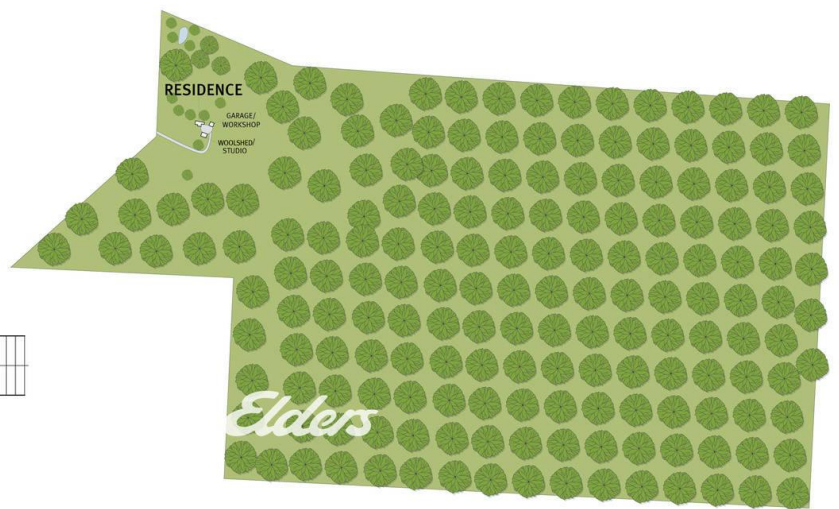
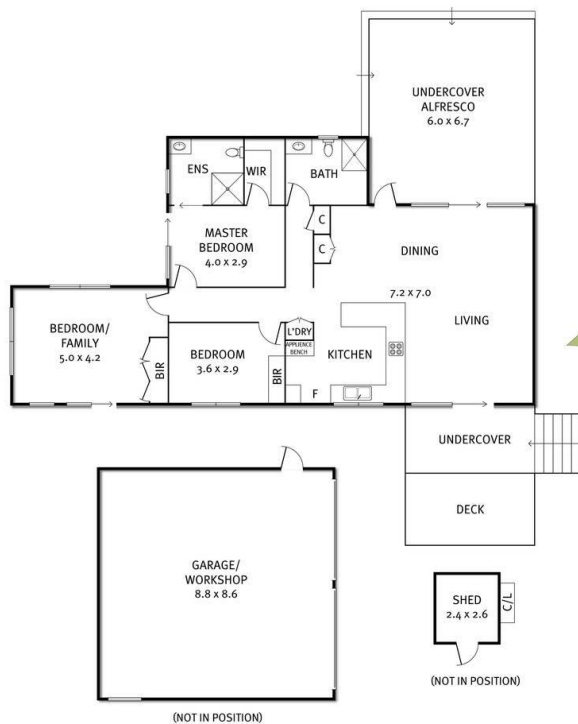


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