



79 Centre Road, MOLYULLAH, VIC 3673

'Erindale' Molyullah VIC - 484 ha (1,196 ac) Premium grazing opportunity

484.00 hectares, 1,195.97 acres

Positioned in the tightly held Molyullah district just 16 km from Benalla and within easy reach of Wangaratta and Mansfield, this expansive 484 hectare (approx. 1,196 acres) holding offers a rare combination of scale, reliable rainfall and well improved grazing country. It sits within the Benalla region of North East Victoria, renowned for productive soils and mixed farming versatility.

Land and layout

The property comprises a series of well planned paddocks ranging from smaller sheltered blocks through to highly productive open country, with individual paddock sizes from about 3.6 ha (9 ac) up to 68.9 ha (170 ac). Fencing is stock-proof and supports rotational grazing, with a central laneway system providing excellent livestock movement and vehicle access. Reliable water is available through multiple dams, tanks and troughs spread across the farm as well as natural drainage lines and seasonal watercourses. Average annual rainfall is approximately 780 mm and the undulating topography gives both protection and natural run-off, while the overall slope is gentle at around 1.6 percent with elevations averaging 243 metres above sea level.

TYPE: For Sale

INTERNET ID: 300P186482

CONTACT DETAILS

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Soils and water resources

The property features a diverse and highly productive soil profile that underpins its proven grazing performance. The dominant soil group is red Chromosols, which cover the majority of the land. These soils are deep, well drained and moderately fertile, providing excellent structure and water infiltration that support improved perennial pastures and reliable grazing. Significant areas of red and brown Sodosols are also present; these soils offer good depth and moisture holding capacity, though they benefit from sound pasture management and careful grazing to maintain structure. Smaller zones of Dermosols add further versatility, combining moderate fertility with good drainage. There are also limited pockets of Kurosols, Kandosols and Rudosols on the lighter rises and lower lying sections, giving a well-balanced mix of soil types across the holding.

The gentle average slope of approximately 1.6 percent with elevations around 243 metres above sea level promotes natural surface drainage while retaining productive topsoils. The property's capacity to grow and finish quality pasture species underpins its strong stocking history.

Water security is a key strength. A stock and domestic bore, equipped with a solar powered submersible pump, supplies water to strategically positioned holding tanks. This reticulated system feeds troughs across multiple paddocks, complementing the natural water features of the property. In addition, several reliable dams and seasonal watercourses provide further back-up supply and enhance livestock management flexibility.

Grazing capacity

The property's reported (DAS) potential carrying capacity is estimated at 19 DSE per hectare, equating to around 400 Angus breeding cows with calves at foot. This stocking level highlights the productive potential of the country under sound grazing management and improved pastures.

Infrastructure

Farm infrastructure includes eight main structures. These include machinery and hay sheds, two well-placed sets of cattle yards and ancillary farm buildings. The property benefits from numerous sealed Road frontages allowing easy all-weather access throughout. A comfortable homestead site with surrounding established improvements offers a base for management and lifestyle. Power and town water infrastructure are in place to support grazing and mixed farming.

Setting and environment

Molyullah is a picturesque, productive valley well known for strong grazing and mixed farming pursuits. The land is mostly open with scattered shade timber and small forested pockets that provide shelter. Bushfire risk is relatively low to moderate and there is no flood inundation recorded over the past 15 years. Frost incidence averages 17.5 days per year, typical for this region.

Opportunity

Large scale freehold grazing blocks of this quality and size rarely come to market in this well regarded district. With reliable rainfall, good access, fertile soils and an excellent water network, 79 Centre Road is ideally suited to running an Angus cow breeding enterprise, finishing cattle or developing further pasture improvement and cropping options. Its location offers privacy with convenient proximity to major regional centres.

- Land Area 484.004028 hectares
- Bedrooms: 4
- Bathrooms: 3



HOMESTEAD

Bedrooms	4
Bathrooms	3







