



27 Euroa-Shepparton Road, EUROA, VIC 3666

"Cloverlea" - A Thoroughbred Haven, A Strategic Parcel of Land

37.23 hectares, 92.00 acres

With the incredibly rare attribute of being bordered by the Euroa town boundary on two sides, "Cloverlea" is a stunning thoroughbred property with future scope to become a strategic area for the town's expansion (STCA).

Set on 92 pristine acres, "Cloverlea" is a unique property offering a rare combination of lifestyle, agriculture, and future development potential. With a well-appointed homestead, extensive farming infrastructure, and strategic positioning for future growth, this estate presents a remarkable opportunity for investors, thoroughbred enthusiasts, or those seeking a rural sanctuary with long-term benefits.

The Homestead

The centerpiece of the property is a charming brick homestead, offering approximately 38 squares of internal floor space, the home features four spacious bedrooms, an expansive living room with beautiful natural timber floorboards, and elegant natural

TYPE: Auction

INTERNET ID: 300P186575

AUCTION DETAILS

11:00am, Saturday October 25th, 2025

CONTACT DETAILS

Euroa

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stone tiles. The recently updated kitchen is perfect for culinary enthusiasts, while a central wood-burning heater adds warmth and character, complemented by ceiling fans for comfort. With plumbing in place for future additions like an ensuite, the home offers flexibility for personalization. The home is private and airy.

The Farm

The farm is a well-maintained and versatile thoroughbred holding, equipped with all the necessary infrastructure for livestock or equine management. The property includes a modern 30m x 15m* barn with 10 ten boxes, hot and cold water, and power with an adjacent covered round yard.

There is also a 12m x 15m* workshop for storage and projects, alongside a silo, feed room, and ample sand supply - making it ideal for various agricultural uses. This infrastructure is all centrally located on the property.

Well fenced into some 24 horse paddocks of varying sizes accessed via an internal laneway system, this farm is ideally suited for breeding and/or spelling. Each paddock has water supplied via an unyielding natural well which has stood the test of time. The property also has town water connected (which the current owners haven't had to use).

The Opportunity

Strategically located on the outskirts of Euroa, "Cloverlea" offers exceptional potential for future development (STCA) as the town continues to grow. Its proximity to town amenities and significant landholding makes it a prime candidate for those looking to capitalize on the area's expansion. Whether you're seeking a long-term investment, a rural retreat, or a property with substantial growth potential, "Cloverlea" is an opportunity not to be missed.

Located 1 hour 45 minutes from Melbourne and 30 minutes to Benalla.

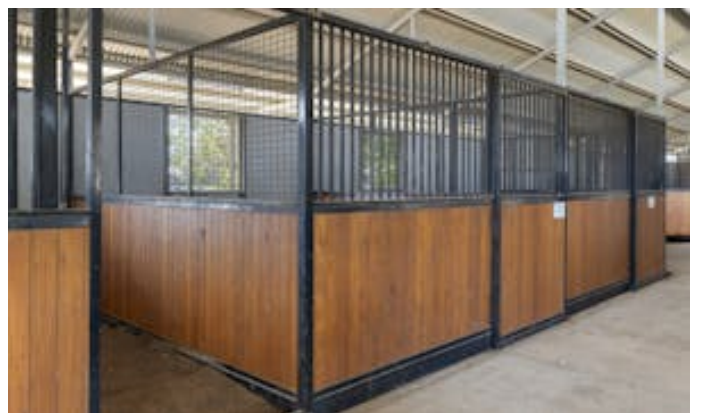
*denotes approximately.

- Land Area 37.231079 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2

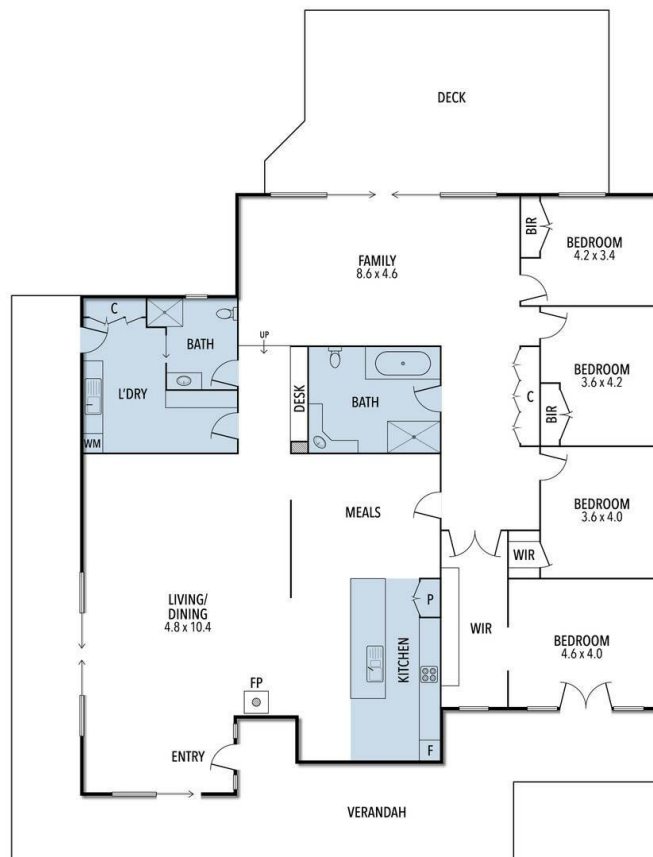








27 EUROA SHEPPARTON ROAD, EUROA



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.