



51 Tweed Street & Ambrosio Road, NORTH WANGARATTA, VIC 3678

Prime Ovens River Frontage Grazing Country at North Wangaratta

75.27 hectares, 186.00 acres

Comprising approximately 75 hectares (186 acres) of fertile alluvial river flats, with extensive Ovens river frontage, this exceptional holding combines productivity, water security, and proximity to Wangaratta in one of North East Victoria's most tightly held rural precincts.

Set less than a kilometre from town, the property boasts extensive frontage to the Ovens River, providing both a reliable natural water source and a picturesque rural backdrop. The rich brown Dermosol soils and excellent fertiliser and lime history underpin consistent pasture performance and a carrying capacity of around 90 cows and calves under sound management.

The layout is first-rate, featuring 17 paddocks serviced by two laneway systems for efficient rotation and stock movement. Fencing is in excellent order, with electric add-ons powered by solar to support flexible grazing management. Water security is a standout with a 54-megalitre licence across two extraction points on the river, diesel and solar reticulated pumps, and troughs throughout. The system is further supported

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TYPE: Auction

INTERNET ID: 300P187392

AUCTION DETAILS

11:00am, Friday November 21st, 2025

CONTACT DETAILS

ELDERS WANGARATTA

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by four storage tanks and a well-maintained network of pipelines.

Infrastructure includes two machinery sheds (one lockable), two sets of steel cattle yards with crush and loading ramp, and multiple access points for ease of operation. The Ovens River frontage has been securely fenced and revegetated, blending productivity with environmental stewardship and adding to the property's natural appeal.

The land sits within the floodplain, offering highly fertile and productive grazing country -ideally suited to beef or dairy backgrounding enterprises seeking reliable, accessible land in a proven district.

Offering scale, reliability, and location in equal measure, this is an increasingly rare opportunity to secure blue-ribbon grazing country on the edge of Wangaratta with all the advantages of river frontage, quality soils, and proven performance.

- Land Area 75.271529 hectares







