



453 Galls Gap Road, STRATHBOGIE, VIC 3666

"Braebank" - A Truly Complete Lifestyle Opportunity

Positioned in one of Strathbogies most scenic pockets, "Braebank" is a reimagined 1930s homestead that's been fully updated to offer an easy, modern country lifestyle without losing its original warmth. Set across 4.3 hectares, the home and surrounds have been thoughtfully maintained, creating a property that's both practical and deeply comfortable.

The home includes up to four bedrooms, two bathrooms, and three living areas - a sitting room with wood heater, separate TV room, and a dining space filled with natural light. Polished floorboards, wide verandahs, and outdoor awnings keep things cool in summer, while multiple split systems, panel heaters, ceiling fans, and the wood fire ensure comfort year-round. The flexible fourth bedroom sits near the alfresco area and works well for guests or a home office.

The alfresco is a genuine highlight - fully covered outdoor kitchen, and connection for a Weber, it's a natural extension of the living space.

The nearby games room with it's bifold doors that open to a solar heated 11-metre self-cleaning pool also hosts a built in bar, cabinetry and pool table.

TYPE: For Sale

INTERNET ID: 300P187685

SALE DETAILS

Expressions of Interest
Close 27th of Nov at
2pm

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Brendan Allen
0499 229 007

The property is well set up for horses or livestock, with five well-fenced paddocks featuring electric stand-offs, water troughs, and a mix of improved and native pasture. There's a 20 x 40m dressage arena with equestrian sand, two stables, tack and feed storage, float parking, and solid steel cattle yards with loading ramp and crush. Water is secure with a bore, natural springs, two dams (one spring-fed and the other is stocked with fish), and ample water storage.

Two large sheds provide excellent storage and workshop space. The updated mains power supply is supported by a 5kW system of 26 roof-mounted solar panels, with a portable generator providing backup power.

The property also includes wireless NBN and reliable Telstra service.

Outside, the established grounds are immaculate and feature fruit trees, a netted vegetable garden, and open views to Mount Wombat. Wildlife is part of daily life here - koalas, kangaroos, echidnas, and a wide variety of native birdlife move through the landscape naturally.

Located just a few minutes from Strathbogie township, "Braebank" enjoys easy access to local landmarks including Polly McQuinn's Weir, Gooram Falls, and Mt Wombat Lookout. The school bus passes the front gate, and the community here is as strong as the scenery is beautiful.

"Braebank" offers an appealing balance - a home that's been renewed with care, land that's ready for horses or stock, and a location that captures everything people love about the Strathbogie lifestyle.

Other features: Area Views, Heating, Openable Windows, Pool

- Land Area 4.33 hectares
- Bedrooms: 4
- Bathrooms: 2
- 6 car carport
- Ensuite
- Floorboards



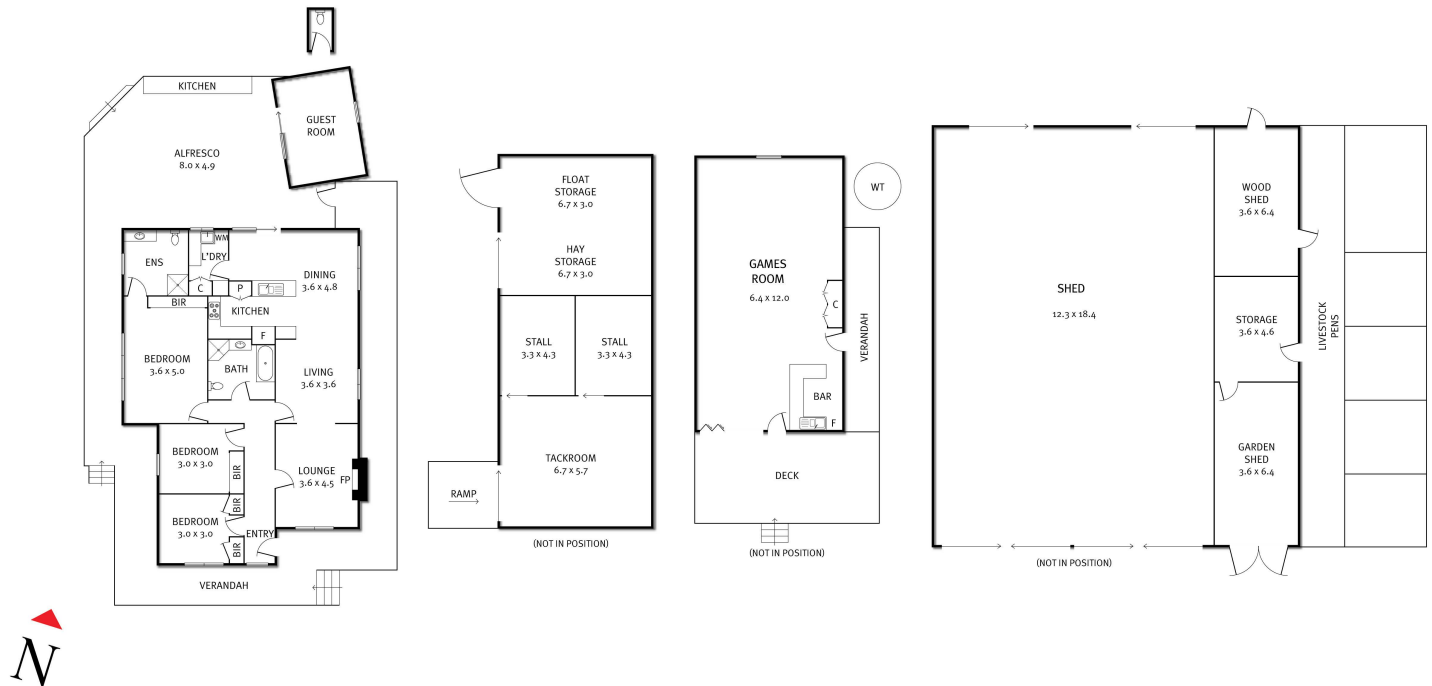






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Elders



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