



290 Riggs Creek Road, Balmattum via , EUROA, VIC 3666

Flowerdale Farm - A Productive and Efficient Grazing Operation with Renovated c1904 Homestead

313.85 hectares, 775.52 acres

Elders Rural Services Australia Limited presents Flowerdale Farm-a 313.86 ha (776 ac)* plus creek land, mixed-grazing holding of substance and scale. Set in the Balmattum/Riggs Creek district near Euroa, the property combines dual creek frontage (Faithfuls Creek and Riggs Creek) bordered by soaring native trees with first-rate working improvements and a landmark c.1904 brick homestead extended for modern living. Held in ten (10) Certificates of Title.

The Residence

At the heart of Flowerdale Farm is a distinguished c.1904 brick homestead, sensitively extended for generous modern living while preserving its character. A private parents' wing includes a king-scale main bedroom with walk-in robe and ensuite, opening to the verandah and gardens. The separate family/guest wing in the original section of the home groups three well-proportioned bedrooms with built-ins and original fireplaces, serviced by a family bathroom and combined bath/laundry.

TYPE: For Sale

INTERNET ID: 300P187797

SALE DETAILS

Contact Agent For Price

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Brendan Allen
0499 229 007

Living spaces are light-filled and functional: a large living room with open fireplace flows to dining and the kitchen, balanced by a separate sitting room for quieter retreat. Broad sliders step out to an oversized undercover alfresco for effortless entertaining. Everyday practicality is covered with a dedicated home office, internal store and two external storerooms. Wide verandahs frame the home and link the living zones to the pool, carport and established gardens. High ceilings, period detail, heating/cooling and excellent natural light underpin year-round comfort.

The Farm

Comprising 306 ha (755 ac)* across ten titles, Flowerdale Farm is laid out for efficient, low-stress livestock management. The holding is anchored by dual, fenced frontage to Faithfuls Creek and Riggs Creek, where stands of soaring native trees provide shelter, shade and environmental amenity along the corridors. A practical laneway system links 14* well-fenced paddocks, most carrying improved pastures supported by a fertiliser and input history-ready to continue breeding, trading and fodder programs from day one.

Working improvements include outstanding covered, flood-lit cattle yards with water, extensive machinery and storage shedding and a large hay shed. Catchment dams and troughs provide water to all paddocks with a bore in place as back-up if ever needed. Access is straightforward with frontage to Riggs Creek Road, Old Euroa Road and Balmattum Siding Road, plus dual driveway access to the residence and orderly internal tracks. Overall presentation is neat and well maintained, reflecting careful stewardship and making for an easy takeover.

7km* from Euroa with an abundance of amenity including shopping, schooling, restaurants, cafes, lawn tennis courts, golf course and Seven Creeks parkland plus the Euroa Sale Yards with regular cattle sale activity.

35 minutes from Shepparton and Melbourne is 2 hours* away via the Hume Freeway or train.

* denotes approximately

- Land Area 313.849903 hectares
- Bedrooms: 4
- Bathrooms: 2



HOMESTEAD

Bedrooms	4
Bathrooms	2

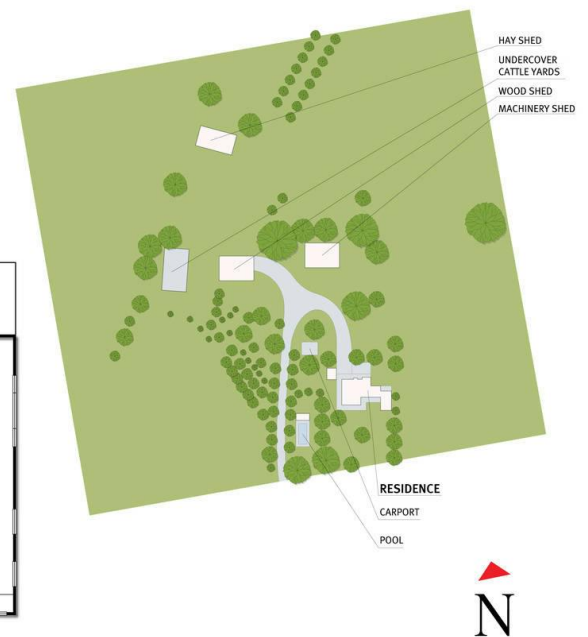








290 Riggs Creek Road, Balmattum



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