



685 Irvine Road, THOONA, VIC 3726

Lifestyle Opportunity!

72.84 hectares, 180.00 acres

Scenic 180 -Acre Block â## Dual-Purpose Farming or Lifestyle Opportunity.

Discover the perfect blend of functionality and serenity with this 180 acre property, primed for both agricultural pursuits and lifestyle enjoyment. Located on a council maintained, yet private no-through road, this block offers an exceptional dual-purpose opportunity, ideal for crafting your dream home amidst the tranquil beauty of nature while maintaining the capacity to graze cattle, sheep, or horses.

Key Features:

Expansive Land: 180 acres of mostly arable land, rising to elevated areas adorned with natural bushland and striking granite rock formations, all set against the backdrop of breathtaking rural views.

TYPE: For Sale

INTERNET ID: 300P188814

SALE DETAILS

\$760,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Michael Everard
0408 653 161

Water Resources: Abundant access to natural underground spring water and large dam ensuring water supply for stock or personal use.

Privacy and Accessibility: Enjoy complete privacy with the convenience of being just a short drive from the amenities of Wangaratta (30 km), Benalla (35 km), and access to the Hume

Highway at Glenrowan (20 km).

Infrastructure: Power lines run through the property for easy grid connection, enhancing development potential.

Natural Beauty: The property is fringed by natural bush, hosting an array of Australian wildlife, perfect for nature lovers.

This property is not just a piece of land; It could be a peaceful retreat or a robust farming venture. Whether you're looking to build

your ultimate dream home or seeking a substantial landholding for agricultural pursuits, this property offers the ideal setting.

Contact us today to explore this unique property and begin your journey to a dream rural lifestyle!

- Land Area 72.843416 hectares

