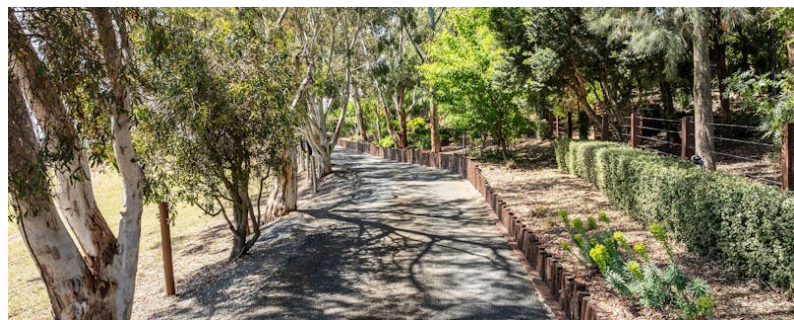




115 Swann Road, ALEXANDRA, VIC 3714

Stunning Property...

21.04 hectares, 52.00 acres

A rare opportunity to secure an exceptional rural lifestyle estate where every detail has been meticulously crafted for comfort, beauty, and functionality. Just minutes from the heart of Alexandra, this magnificent 52-acre (21.07 ha) property offers gentle to rising hill country and sweeping panoramic views.

A sealed, tree-lined driveway introduces the impressive four-bedroom brick homestead, immaculately presented inside and out. The home features a superb kitchen appointed with quality appliances, light-filled living and dining spaces, and two elegant bathrooms. Wide verandahs encircle the residence, enhancing year-round enjoyment and capturing the tranquil surrounds. An inviting in-ground pool with a salt-chlorinating system and an expansive undercover entertaining area create the perfect setting for outdoor relaxation. Additional features include a double garage and a security system for added peace of mind.

The established gardens are a standout, flourishing under a programmed reticulated watering system and providing colour and serenity throughout the seasons. Sustainability is seamlessly integrated with a substantial 11.7Kw solar installation

TYPE: For Sale

INTERNET ID: 300P189231

CONTACT DETAILS

Alexandra

Shop 1, 6 Webster Street
Alexandra, VIC
03 5772 1052

John Tossol

0419 558 032

comprising 36 roof-mounted panels supported by Tesla battery storage.

The property's infrastructure is outstanding. Extensive shedding includes a five-bay Colorbond shed with an inbuilt coolroom, power, and concrete flooring; an open-bay machinery storage shed; a dedicated machinery/workshop shed; and a three-bay carport. Steel cattle yards provide excellent functionality for livestock.

Water security is exceptional, with three dams, a 2-megalitre stock and domestic water licence from the Goulburn River, and an extensive tank network. All-weather tracks ensure easy access across the acreage.

From its impeccable home and luxurious outdoor spaces to its unmatched infrastructure and water resources, this is a property of rare calibre. You won't find better...

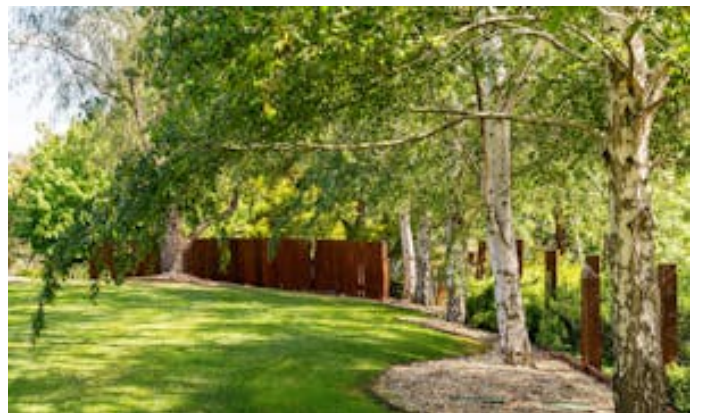
Expressions of Interest closing on Friday 9th of January 2026, @ 4.00pm.

- Land Area 21.043653 hectares
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

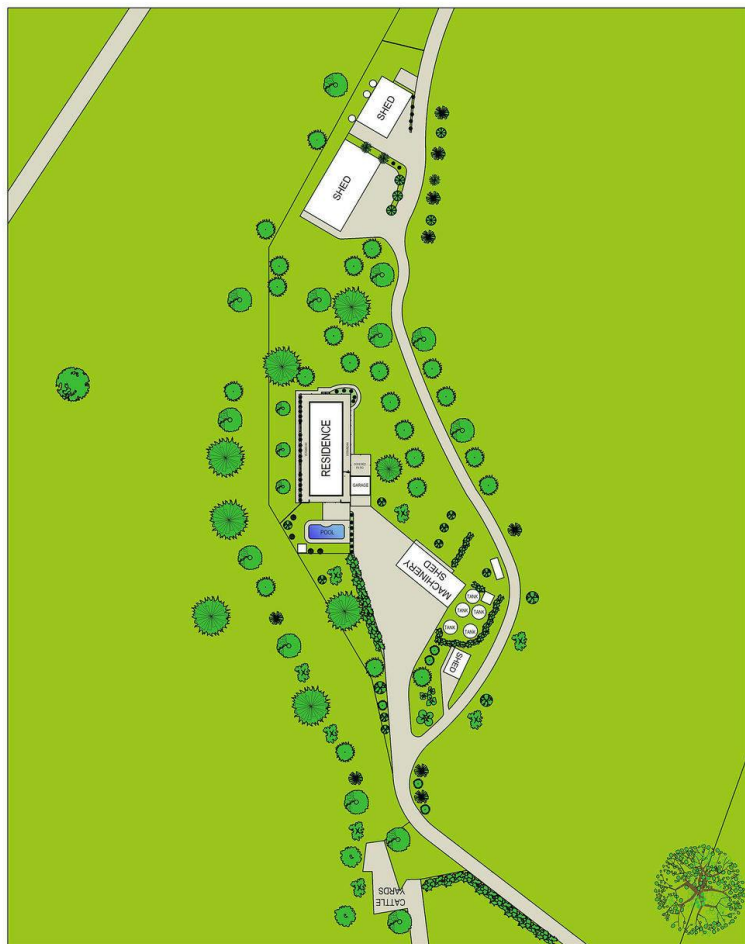
Bedrooms	4
Bathrooms	2











SITE PLAN (NOT TO SCALE)

ADDRESS:
115 Swann Road, Alexandra



GROUND FLOOR

0 1 2 3 4 5



DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.