



403 Polly McQuinns Road, STRATHBOGIE, VIC 3666

"Dumbarton" - The Ultimate Strathbogrie Tablelands Lifestyle

11.96 hectares, 29.55 acres

Tucked privately off sealed Polly McQuinns Road, "Dumbarton" is that rare blend of comfort, practicality and postcard setting on 29.6 acres. The north-facing Dennis Family Home (four bedrooms plus study) sits in immaculate order-light, bright and designed for easy living-while the land delivers gently undulating grazing, established water and space to breathe.

Inside, everyday function meets quiet quality: a gas cooktop kitchen with dishwasher, open plan living warmed by a wood heater and backed up by reverse-cycle heating/cooling. The main bedroom enjoys a walk-in robe and ensuite with a beautiful garden aspect; all additional bedrooms have built-in robes. A large double garage with internal access keeps arrivals dry and effortless, and the overall layout is modern, conventional and wonderfully practical.

Outdoors is where Dumbarton really settles the argument. Established gardens frame wide lawns, with fruit trees and veggie beds ready for the next season. The entertaining area is made for long lunches-complete with built-in pizza oven. A modern powered shed, solar panels plus solar-boosted hot water, two reliable spring-fed dams, a bore,

TYPE: For Sale

INTERNET ID: 300P189373

SALE DETAILS

**Expressions of Interest
Close 10th of Dec at
2pm**

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

Brendan Allen
0499 229 007

and tank water to the house round out this offering.

All of this sits just 5 minutes from the Strathbogie General Store and Strathbogie Golf Course, a short hop to Polly McQuinns Weir, 20 minutes to Euroa, and around two hours to Melbourne.

Key features

- 29.6 acres (gently undulating) with excellent privacy off sealed road
- North-facing Dennis Family four-bedroom plus study home in immaculate order
- Light, bright living with wood heater and reverse-cycle heating/cooling
- Kitchen with gas cooktop and dishwasher
- Main suite with WIR & ensuite; BIRs to all other bedrooms
- Double garage with direct internal access
- Entertaining terrace with built-in pizza oven and storage
- Established gardens, fruit trees, veggie beds, broad lawn areas
- Modern powered shed, solar PV, solar-boosted hot water
- Two spring-fed dams + bore; house on tank water
- 5 mins to Strathbogie amenities, 20 mins Euroa, ~2 hrs Melbourne

Dumbarton is the complete, move-in-ready lifestyle-house proud, infrastructure sorted, and weekends already planned.

- Land Area 11.96 hectares
- Bedrooms: 4
- Bathrooms: 2

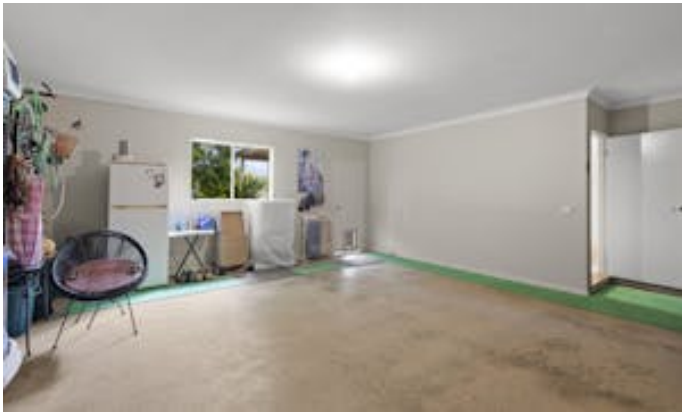


HOMESTEAD

Bedrooms	4
Bathrooms	2

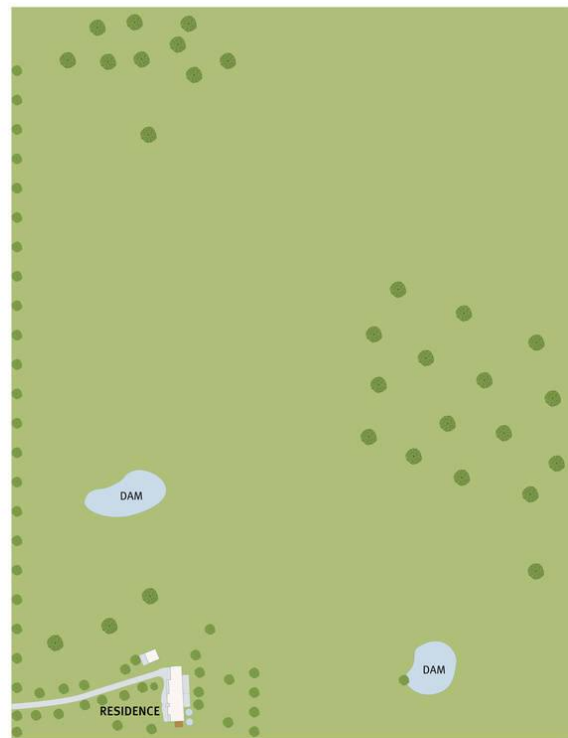
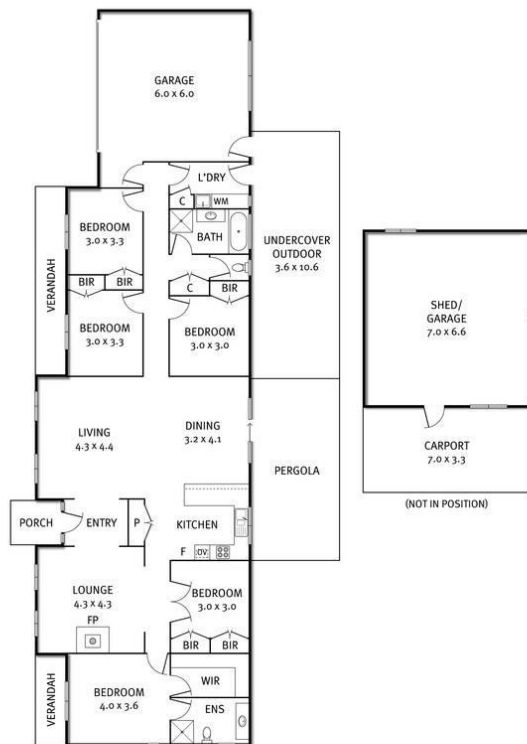








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