



462 Masons Road, EVERTON UPPER, VIC 3678

'Eagle View Farm' - Secluded 307-Acre Lifestyle Retreat with Iconic Views

124.24 hectares, 306.99 acres

Discover a rare opportunity to secure 307 acres (124 hectares) of breathtaking natural beauty in Victoria's picturesque Northeast. Perfectly suited to lifestyle buyers, hobby farmers, and eco-tourism ventures, the undulating landscape is rich with native bushland, striking granite boulders, and a seasonal creek that flows into a natural granite-lined gorge, while showcasing sweeping views across the Ovens Valley and the iconic Mount Buffalo.

Set in a secluded pocket bordering the Chiltern-Mt Pilot National Park, this enchanting property enjoys complete privacy while remaining conveniently located just 30 minutes from Wangaratta, 20 minutes from historic Beechworth, and 3 hours from Melbourne.

Key Features

- Sweeping Views: Panoramic outlooks across the Ovens Valley and Mount Buffalo.

TYPE: For Sale

INTERNET ID: 300P189424

SALE DETAILS

\$1,280,000

CONTACT DETAILS

ELDERS WANGARATTA

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Wangaratta, VIC
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- **Natural Beauty:** Extensive native bushland dotted with striking granite boulders, secluded ridges, and stunning panoramic outlooks.
- **Water Security:** Two dams (including one spring-fed) and two 22,000-litre rainwater tanks support both lifestyle and agricultural use.
- **Wildlife Haven:** Home to kangaroos, wombats, goannas, samba deer, foxes, and wedge-tailed eagles. Koalas and echidnas are also frequently spotted just outside the front gate, thanks to the property's direct connection to the neighbouring national park.
- **Lifestyle Appeal:** Perfect for families with active teenagers, offering endless opportunities for bushwalking, horse riding, biking, and outdoor adventure.
- **Eco-Tourism Potential:** Numerous secluded sites with stunning views, ideal for campgrounds, retreats, or nature-based tourism.

Infrastructure

- 66 acres of fenced paddocks, thoughtfully connected by a central laneway.
- Converted machinery shed/weekender (12m x 8m) with an additional 6m x 8m bay for storage or weekend recreational use.
- Storage shed with undercover bay (6m x 9m under roof) featuring a roller door and access door, ideal for equipment, tools, or vehicle storage.
- Temporary sheep yards with race and drafting gate, capacity for approx. 50 sheep.
- Four dedicated sheep shelters.

Strong Location & Regional Appeal

- **Victorian High Country:** Gateway to alpine adventures, gourmet food regions, and numerous award-winning wineries.
- **Historical Interests:** Just 20 minutes from historic Beechworth, renowned for its gold-rush heritage, gourmet food scene, and vibrant arts culture.
- **Snowfields:** Only 2 hours to Mt Hotham for winter sports and alpine escapes.
- **Bright & Alpine Region:** Just 1 hour to Bright, known for its vibrant cafes, cycling, and seasonal festivals. Under 2 hours to the spectacular Mt Buffalo National Park for summer bushwalks, rock-climbing, and winter cross-country skiing and snow-play.
- **Albury-Wodonga:** 50 minutes to a major regional hub with full services, shopping, and transport links.
- **Connectivity:** 30 minutes to the Hume Freeway, with Melbourne approx. 3 hours, Sydney 6.5 hours, and Canberra 4.5 hours.

The Opportunity

This property is more than just land, it's a lifestyle. With its combination of stunning natural assets, practical infrastructure, and proximity to some of Victoria's most celebrated regions, it offers buyers the chance to create a private retreat, a family adventure haven, or a sustainable tourism destination.

- Land Area 124.238492 hectares





