



794 Irvine Road, THOONA, VIC 3726

'Valley View' - 240 Acres of Lifestyle, Income Potential & Rural Views

97.12 hectares, 239.99 acres

Set on approximately 240 acres of flat to rising Granite country, 'Valley View' presents an outstanding opportunity for buyers seeking a diverse rural lifestyle property with room for small scale grazing cattle, sheep or horses, or just enjoy the privacy, views and exceptional accommodation options available.

The land comprises approximately 30 acres of cleared grazing country, with the balance rising to elevated, steep native bushland. A Spring-fed dam services the property, and the terrain provides scope for small scale livestock while delivering privacy and a true country setting.

A striking stone entrance with cast iron gates creates an impressive arrival, leading through established gardens and eye-catching stone walls to the substantial five-bedroom homestead.

The circa 1970s homestead is large, spacious and solidly constructed, showcasing distinctive stonework feature walls and generous proportions throughout. Offering five bedrooms and two bathrooms, the home includes expansive living areas, gas cooking

TYPE: For Sale

INTERNET ID: 300P194107

SALE DETAILS

\$1,350,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Dave Colvin
0407 500 239

complemented by a combustion stove, Coonara wood heating, evaporative cooling and split-system air conditioning.

While exceptionally well built, the home presents an opportunity for modern enhancement, opportunities for minor renovations would further elevate its appeal and unlock its full potential.

Accommodation is a major strength of the property. The converted barn-style shed provides a fully self-contained four-bedroom residence complete with kitchen, living area and wood heater - ideal for extended family, guests or potential income (STCA).

In addition, two separate two-bedroom accommodation pods, each with their own bathroom facilities, offer valuable overflow accommodation options.

Infrastructure includes:

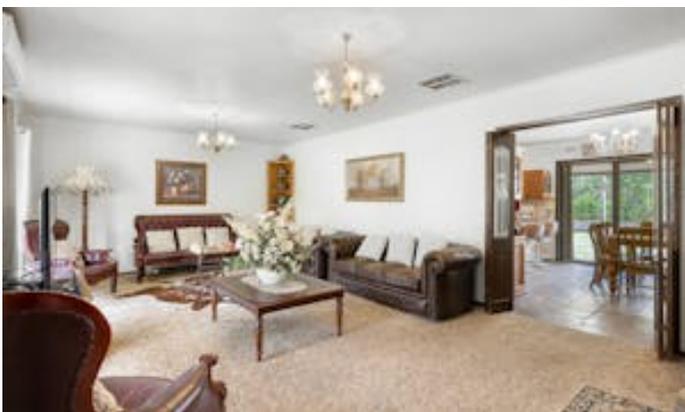
- Orchard with over 10 varieties of fruit trees
- Seven water tanks servicing the homestead and outbuildings
- Dams supplying lawns and gardens
- Two sheds (approx. 12m x 6m)
- One open-fronted shed (approx. 9m x 6m)
- Carport accommodation for four vehicles
- Hand-built stone entertaining room with pizza oven
- Established gardens and private courtyard spaces
- Abundant shedding and storage throughout

Offering space and strong lifestyle appeal, 'Valley View' presents an opportunity to secure a rural lifestyle holding in a private setting, positioned near the end of a no-through road and complemented by extensive accommodation infrastructure already established.

- Land Area 97.124554 hectares
- Bedrooms: 9
- Bathrooms: 5

HOMESTEAD

Bedrooms	9
Bathrooms	5

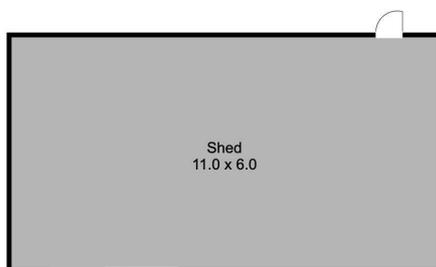
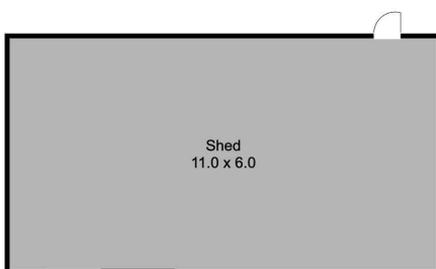






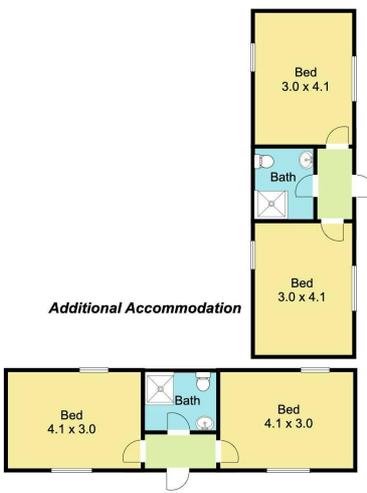
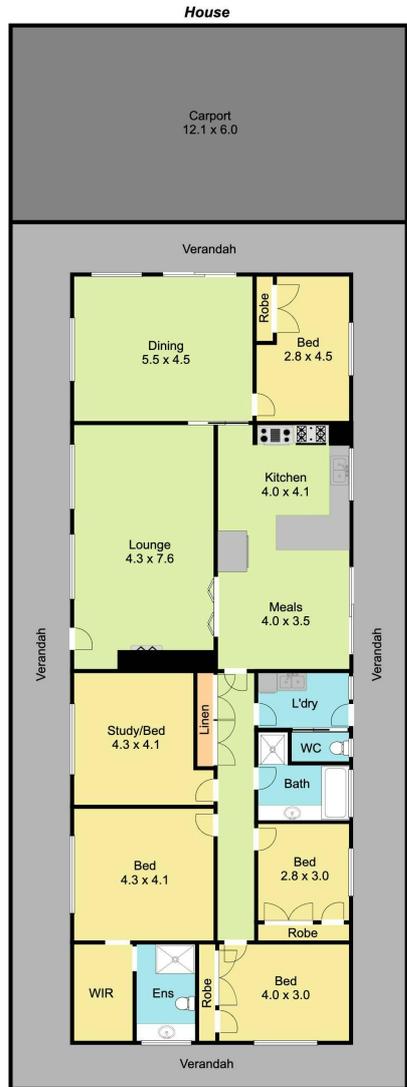


794 IRVINE ROAD, THOONA



All measurements are approximate. This floor plan is for marketing purposes and is to be used as a guide only.
Floor plan prepared by Elevated Media.

794 IRVINE ROAD, THOONA



livinghere

All measurements are approximate. This floor plan is for marketing purposes and is to be used as a guide only.
Floor plan prepared by Elevated Media.