



1455 Boundary Road, BOORHAMAN, VIC 3678

Versatile Grazing & Lifestyle Property on 37.5ha (Approx. 92.5 Acres)

37.43 hectares, 92.50 acres

Positioned in a quiet and highly regarded rural district, 1455 Boundary Road presents a compelling opportunity to secure a well-balanced lifestyle and grazing property with quality improvements, strong water security and proven productivity.

Located within easy reach of Rutherglen, Corowa and Wangaratta, the property offers the ideal combination of rural seclusion and accessibility, suited to both lifestyle buyers and genuine small-scale producers.

Residence

The residence is a thoughtfully renovated and extended Hardiplank home, designed to accommodate modern family living while maintaining a practical rural layout.

At the centre of the home is a well-appointed kitchen featuring stone benchtops, stainless steel appliances, island bench and a generous walk-in pantry. This space connects seamlessly to the open plan living and dining area, creating a light-filled and

TYPE: For Sale

INTERNET ID: 300P194406

SALE DETAILS

\$1,195,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street

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Dave Colvin

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functional hub for everyday living and entertaining.

Accommodation comprises five bedrooms plus a study (or sixth bedroom), including a master suite complete with walk-in robe and modern ensuite. The remaining bedrooms are well sized with built-in storage and serviced by a central bathroom with separate bath and shower. Multiple living areas, including a family room and separate sitting space, provide flexibility for growing families.

Comfort is assured year-round with wood heating, evaporative cooling, split system air conditioning and double glazing to renovated sections.

A standout feature is the expansive covered outdoor deck, overlooking established gardens and pool providing an ideal setting for entertaining or relaxing in a peaceful rural environment.

Infrastructure & Improvements

The property is well equipped for both lifestyle use and livestock operations, with practical infrastructure throughout.

Key improvements include:

- 18m x 13m shed with open bays and lockable workshop (concrete floor and power)
- Steel cattle and sheep yards with loading facilities
- All-weather gravel hardstand area
- Carport and excellent access for vehicles and machinery
- Single phase power connection
- 6.6kW solar system with inverter

Water Security

Water is a significant strength of the property, supporting both domestic and agricultural use.

Features include:

- 50 metre bore supplying potable water (with minor iron content)
- Updated bore pump (approx. four years old)
- Approximately 100,000 litres of rainwater storage
- Upgraded septic system with transpiration lines

Land & Production

The property comprises approximately 37.5 hectares of gently undulating land, predominantly suited to grazing enterprises.

- Five well-fenced paddocks

- Reliable dam water in each paddock
- Estimated carrying capacity of approximately 10 DSE/ha (circa 235 DSE total)
- Predominantly grazing land with strong pasture base

The land features brown Sodosol soils typical of the district, offering reliable performance for livestock production.

A notable feature is the presence of remnant native vegetation, comprising approximately 37% of the property. This includes a timbered area and natural wetland, providing shelter for stock while enhancing the environmental and aesthetic appeal of the holding.

The property presents as a well-rounded small farm capable of supporting sheep or cattle enterprises, or as an ideal lifestyle property with income potential.

Climate & Location

The district benefits from an average annual rainfall of approximately 565mm, supporting consistent pasture growth and reliable seasonal production.

Conveniently located:

- Rutherglen approx. 16km
- Corowa / Wahgunyah approx. 16km
- Wangaratta approx. 30km

The region is well regarded for mixed farming, lifestyle properties and proximity to the Rutherglen wine region.

A rare opportunity to secure a versatile and well-improved rural property in a tightly held Northeast Victorian location.

- Land Area 37.433422 hectares
- Bedrooms: 6
- Bathrooms: 2

HOMESTEAD

Bedrooms	6
Bathrooms	2

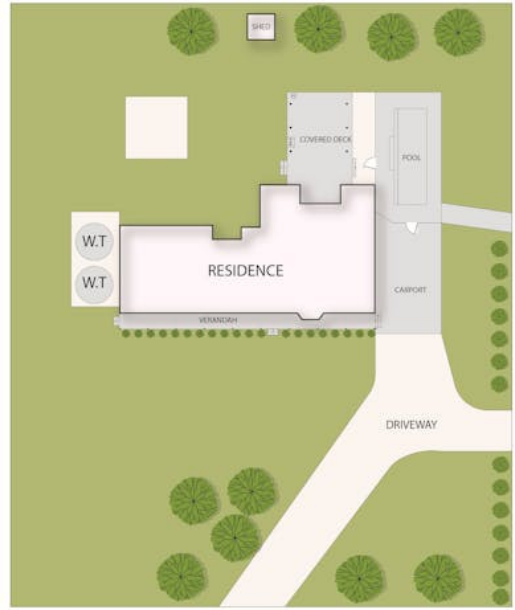
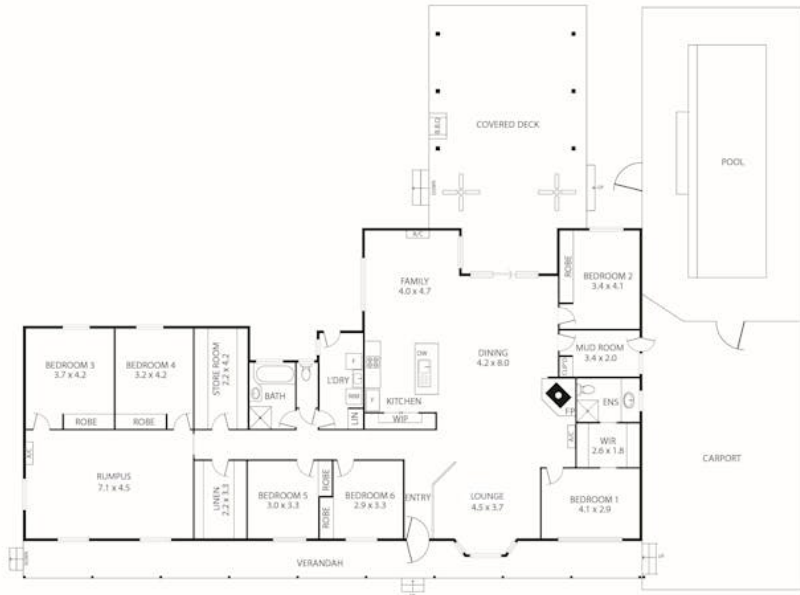








1455 Boundary Road, Boorhaman East



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