



'Orana' 913 Murray Valley Highway, STRATHMERTON, VIC 3641

MURRAY VALLEY FARMING & LIFESTYLE HOLDING

Elders Real Estate is pleased to present 'Orana' Strathmerton to the market, an established rural holding positioned within the productive Murray Valley region of Northern Victoria.

Spanning 129.5 hectares or 320 acres, the property offers a compelling combination of productive agricultural land, a character filled family homestead, and substantial infrastructure. This is an opportunity to secure a versatile holding suited to both farming operations and rural lifestyle pursuits.

Strategically located with frontage to the Murray Valley Highway and additional access via Boothroyds Road, 'Orana' enjoys excellent connectivity to key regional centres including Cobram/Barooga, Tocumwal, Nathalia, Numurkah and Shepparton.

PROPERTY OVERVIEW

- Highly Productive Farmland:

TYPE: For Sale

INTERNET ID: 300P195795

SALE DETAILS

EXPRESSONS OF INTEREST

CONTACT DETAILS

Elders Deniliquin

351 Albert Street
Deniliquin, NSW
03 5890 5100

Matt Horne
0409 355 733

Situated just 9km west of Strathmerton, 30km north-east of Nathalia, and 55km north of Shepparton, within a tightly held and reliable agricultural district

- Renovated Homestead:

Set amongst established trees, lawns and low-maintenance gardens, the weatherboard residence dates back over 100 years and has been thoughtfully enhanced to meet contemporary living standards.

Features include:

- Three bedrooms and two renovated bathrooms (including ensuite)
- Multiple living zones plus sleepout
- Three toilets for added convenience
- Updated electrical wiring and new roof
- Floating floorboards through main living areas
- Split system heating and cooling, slow combustion heater, and refrigerated air conditioning
- Functional kitchen with wall oven, gas cooktop, rangehood and dishwasher
- Traditional bullnose verandas, outdoor entertaining area, adjoining carport and storage

- Extensive Shedding & Infrastructure:

Well-suited to a range of agricultural operations, the property is improved with the following sheds:

- 45x12x5m machinery shed
- 10x15m hay shed
- 20x18m machinery/sundry shed
- 16x12m workshop
- 4x3m chemical storage shed

- Secure & Flexible Water Resources:

- Goulburn Murray Water (GMW) supply with large delivery point
- 1.85ML/day Delivery Share
- 100ML storage dam
- Access to GMW drainage system
- Submersible bore servicing stock and domestic use (noted for good water quality)
- Scope for further irrigation development including lateral or centre pivot systems

- Well Developed Land Improvements:

- Established tree line plantations offering shelter and amenity
- Formed gravel roadways for ease of access, and some new external fencing

- Proven Broadacre Farming Country:

Comprising predominantly red loam soils, the property benefits from a strong history of fertiliser application and crop rotation, supporting reliable production outcomes.

- Opportunity:

'Orana' presents as a well-rounded rural asset combining productivity and lifestyle appeal in one of Victoria's most sought after agricultural regions. Whether expanding an existing operation or securing a standalone holding, this property offers both immediate functionality and future potential.

For further details or to arrange a property inspection, please contact Matt Horne on 0409 355 733 or the Elders Deniliquin office on 03 5881 0600.

For Sale by Expressions of Interest

Closing Date Thursday 4th June, 12.00pm

- Bedrooms: 3
- Bathrooms: 3

HOMESTEAD

Bedrooms	3
Bathrooms	3







