



## 330 Northwood Road, SEYMOUR, VIC 3660

'Upton', an idyllic rural lifestyle opportunity

**21.00 hectares, 51.89 acres**

Elders is delighted to present for sale 'Upton', an idyllic rural lifestyle opportunity offering spectacular frontage to the Goulburn River.

Ideally positioned on the tightly held and widely renowned Northwood Road, 'Upton' occupies a highly versatile and productive 21 hectares (52 acres)\* of freehold land benefitting from a stunning three-bedroom residence set within an elevated park-like garden setting, quality working improvements, alluvial river flats and abundant water supply.

Key investment features:

- Total land area: 21 hectares (52 acres)\*, in addition to 3.2 hectares (7.90 acres)\* of grazing lease
- Stunning three-bedroom, three-bathroom residence overlooking an anabranch of the Goulburn River and set within a spectacular and mature park-like garden setting

**TYPE:** For Sale

**INTERNET ID:** 300P196444

**SALE DETAILS**

by **Expression of Interest**

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Nick Myer**  
0427 610 278

- Quality working improvements including cattle yards and hay shedding
- Heavy carrying alluvial river flats transitioning to gently undulating topography which is supported by improved pastures
- Mature native shelterbelts providing adequate shade and shelter for livestock
- Extensive frontage to the Goulburn River
- Ideally positioned to world class wineries, equine studs and key landmarks including Mitchelton and Tahbilk wineries, Swettenham Stud, Godolphin, Yulong and Lake Nagambie
- Suited to a range of agricultural, lifestyle, equine or viticultural pursuits
- Located 6.8km\* north Seymour and 112km\* north Melbourne CBD

'Upton' is being offered for sale for the first time in over 30 years via Expression of Interest closing Thursday 25th June 2026 at 4pm.

Nick Myer 0427 610 278

Kellie Ryan 0437 791 324

Sam Jeffery 0438 004 491

\* denotes Approximately

- Land Area 21 hectares
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3





