



177 Steens Road, BOHO SOUTH, VIC 3669

"Crystal Creek" - Productive Strathbogie Country with Perennial Water, Views & House Site Potential

40.70 hectares, 100.57 acres

Set at the end of Steens Road in tightly held Boho South, Crystal Creek is a highly appealing rural holding of 100.57 acres combining productive country, reliable water, excellent access and the natural beauty this district is renowned for.

The property is gently undulating, rising to a high point toward the eastern end where outstanding views take in Boundary Hill and the surrounding Strathbogie tablelands. It is the sort of elevated country that makes this region so sought-after - granite country, clean air, rolling pasture, native shelter and a genuine sense of privacy.

A standout feature is the perennial creek running through the property. Importantly, the creek has been perennial over the duration of time, providing a rare and valuable natural water feature that enhances both the practical use and lifestyle appeal of the land. In addition, the property includes two catchment dams, further supporting stock and general farm use.

The land itself is a productive block with quality soil types typical of the area, making it

TYPE: For Sale

INTERNET ID: 300P196585

SALE DETAILS

\$770,000

CONTACT DETAILS

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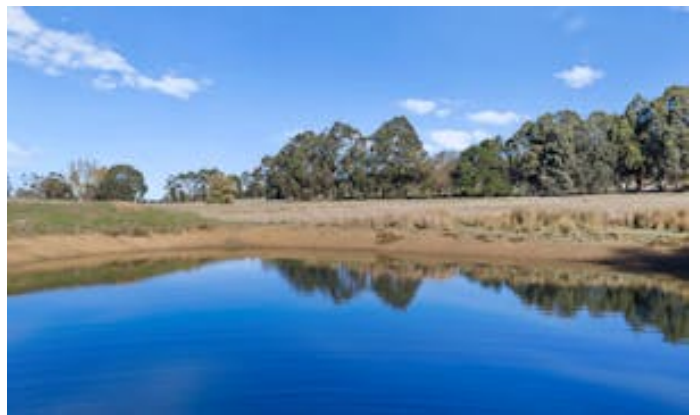
an ideal grazing block for sheep or cattle. Equally, it presents as a terrific and private lifestyle block where one could look to build a home and enjoy the peace, views and character of the Strathbogie landscape, subject to the relevant approvals.

Infrastructure includes a 13m x 7.5m shed, a set of stockyards, a raised driveway providing excellent all-weather access, and a concrete creek crossing for ease of movement through the property. Nearby to the shed is a potential house site, well positioned to take advantage of the outlook, privacy and surrounding rural landscape.

Located moments from Strathbogie township, approximately 20 minutes from Euroa, and just over two hours from Melbourne, Crystal Creek offers the opportunity to secure a productive and picturesque rural property in one of North East Victoria's most admired lifestyle and farming districts.

With its perennial water, productive soils, established access, usable infrastructure and classic Strathbogie views, 177 Steens Road presents as a genuine grazing, lifestyle or future home site opportunity in a beautiful and tightly held location.

- Land Area 40.7 hectares

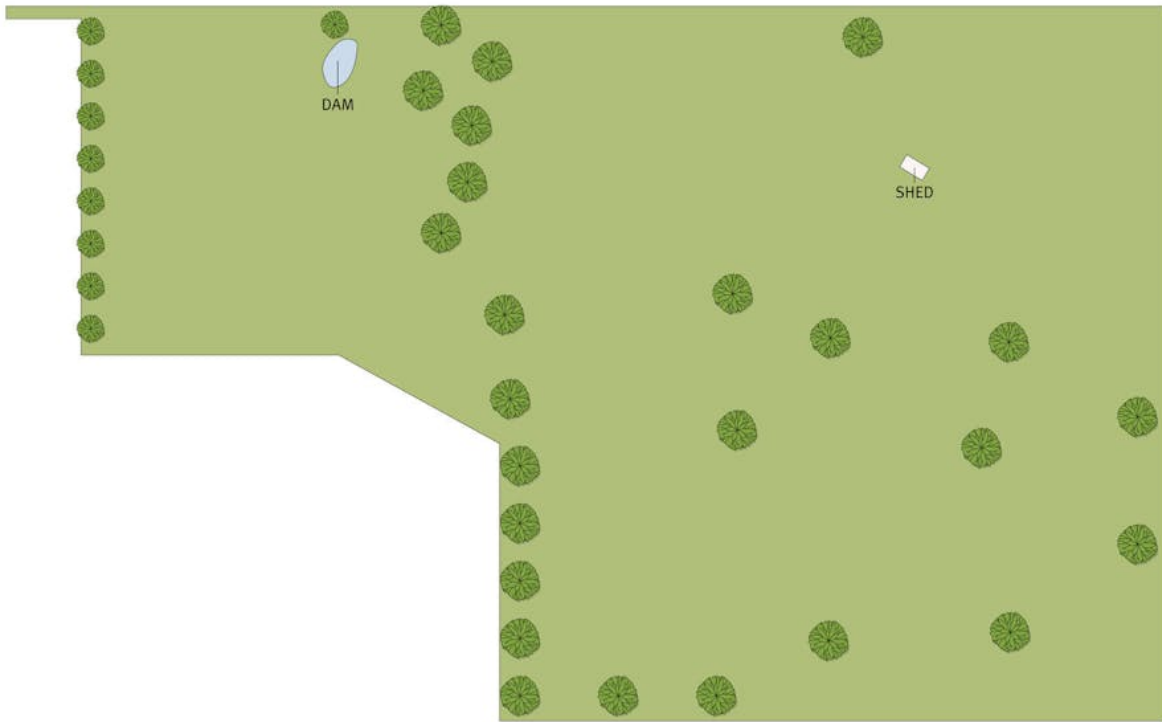








177 Steens Road, Boho South



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