



70 Stonehaven Road, HOLBROOK, NSW 2644

'Mima', A quality rural lifestyle holding

71.00 hectares, 175.44 acres

Elders Rural Services Australia Limited is delighted to present for sale 'Mima', a quality rural lifestyle holding located in the highly sought-after Eastern Riverina region of Holbrook.

Occupying a versatile 71 hectares (175 acres)* of land, 'Mima' presents an outstanding opportunity for a range of agricultural and/or lifestyle pursuits. The property features a substantial rendered brick residence, thoughtfully positioned within established, low-maintenance garden, offering a tranquil rural setting.

The four-bedroom residence is complemented by generous outdoor living, including a substantial alfresco entertaining area and an inground swimming pool, creating an ideal environment for family living and entertaining while enjoying the rural outlook.

Ideally positioned 13km* north of the highly regarded township of Holbrook, the property enjoys convenient access to a range of food and beverage, schooling, financial, medical and agricultural services. With proximity to the Hume Highway, 'Mima'

TYPE: For Sale

INTERNET ID: 300P196672

SALE DETAILS

by **Expression of Interest**

CONTACT DETAILS

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

Henry Mackinnon
0408 408 299

provides excellent connectivity and an easy commute to both Sydney and Melbourne CBDs.

Key Features

- Total land area 71 hectares (175 acres)*
- Extensive primary residence including four spacious bedrooms, two bathrooms, open plan kitchen, extensive butler's pantry, dining and living area, laundry/mudroom, study/office, two-car garage and storage room, outdoor entertaining alfresco area, in addition to an extensive in-ground swimming pool
- Working improvements include one set of steel cattle yards and one machinery/sundry shed
- Abundant natural water supply including one equipped bore servicing a 10,000 litre concrete tank, one dam fitted with a solar pump supplying a 10,000 litre poly tank, extensive rainwater storage (104,500 litres)*, while a strategic network of four stock troughs is supplied via either bore or dam water
- Subdivided into seven paddocks, supported by a quality standard of fencing and an internal laneway system
- Fertile red and grey loam soil profiles with established pasture base including Phalaris, clover and ryegrass
- Highly versatile land ideally suited to a range of agricultural, lifestyle, and equine pursuits
- Ideally located 13km* N of Holbrook, 36km* NE of Culcairn, 70 km* S of Wagga Wagga, 74km* NE of Albury/Wodonga, 400km* NE Melbourne, and 491km* SW of Sydney
- Agent declares an interest

'Mima' is being offered for sale via Expression of Interest closing Thursday 25th June 2026 at 4pm.

For further information please contact Henry Mackinnon 0408 408 299 or Ewen Scholz 0428 293 817

*Approximately | Boundary outline indicative

- Land Area 71 hectares
- Bedrooms: 4
- Bathrooms: 2

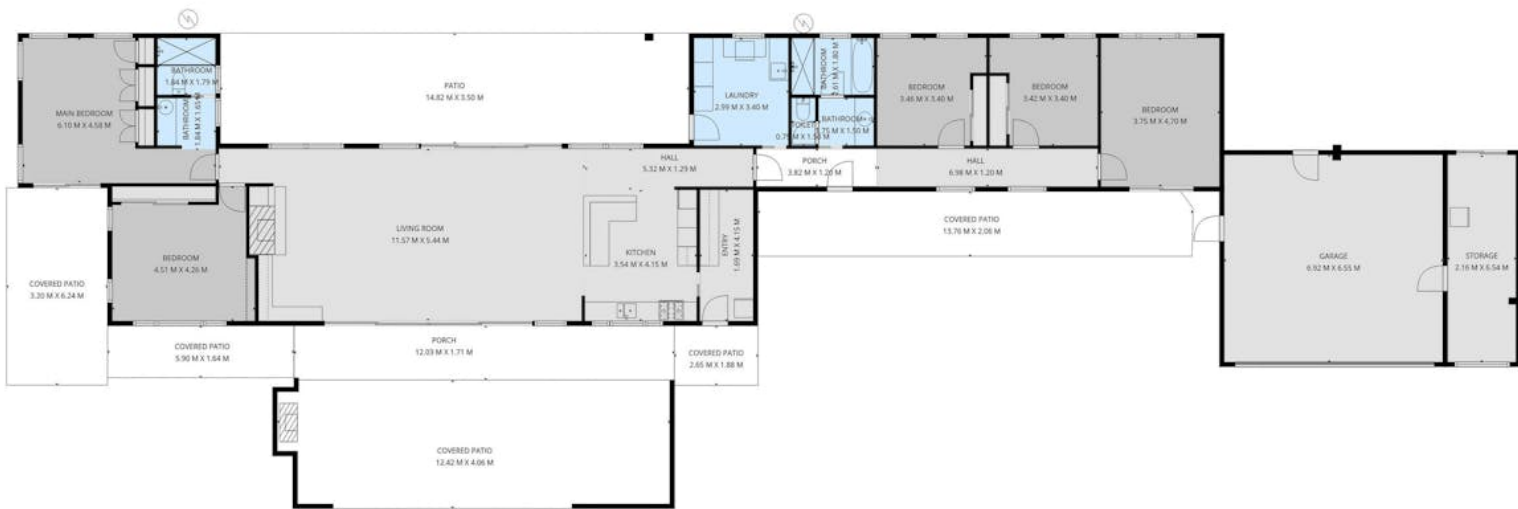
HOMESTEAD

Bedrooms	4
Bathrooms	2









TOTAL: 206 m²
 1st floor: 206 m²
 EXCLUDED AREAS: GARAGE: 45 m², STORAGE: 14 m², PATIO: 186 m²,
 COVERED PATIO: 112 m², PORCH: 26 m², WALLS: 24 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY