



1427 Boggy Creek Road, MYRRHEE, VIC 3732

Expansive Rural Lifestyle Retreat with Creek Frontage, Pool & Flexible Accommodation

20.72 hectares, 51.20 acres

Privately positioned amongst the picturesque rolling hills of Myrrhee, with Boggy Creek flowing gently through the property, 1427 Boggy Creek Road presents a highly versatile 22-hectare rural holding offering space, privacy and multiple accommodation opportunities in a peaceful country setting.

Located within the tightly held Myrrhee district, the property enjoys a tranquil yet convenient position approximately 35km from Benalla, 38km from Myrtleford and less than 40km from Wangaratta, providing an ideal balance of rural seclusion and accessibility to major regional centres.

The land is gently undulating with attractive rises across the holding, creating a scenic and highly usable rural landscape. A combination of productive grazing pasture, scattered shade trees and natural vegetation delivers both visual appeal and practical functionality. Well suited to hobby farming, livestock grazing or buyers seeking a relaxed lifestyle property with room to expand, the fertile country and reliable annual rainfall further enhance the productivity and long term appeal of the land.

TYPE: For Sale

INTERNET ID: 300P196874

SALE DETAILS

**AUCTION - Thursday
25/6/26, 11am onsite**

CONTACT DETAILS

ELDERS WANGARATTA

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The main residence offers generous proportions and a warm country atmosphere, featuring multiple bedrooms, expansive open plan living zones, soaring ceilings and large windows that capture the surrounding rural outlook. Timber accents, polished concrete flooring and wood heating combine to create a relaxed contemporary feel, while extensive indoor and outdoor entertaining areas integrate seamlessly with the surrounding natural environment. The swimming pool provides an ideal setting for entertaining and relaxed family living.

Prospective purchasers should note that the main residence has experienced termite damage in several areas, including sections of the upstairs living space. The home presents as requiring substantial renovation, rectification and finishing works and should be considered a project property. Buyers are encouraged to undertake their own due diligence regarding the structural condition and future works required.

For purchasers with vision, the property offers significant scope to restore and renovate the existing residence into a character filled country home. Alternatively, the property also presents an exceptional opportunity for those considering a knockdown rebuild, with the elevated homesite providing a beautiful rural setting for a future contemporary residence, subject to the necessary approvals.

Further enhancing the property's versatility is a beautifully converted secondary dwelling offering stylish self-contained accommodation. Filled with natural light and framed by peaceful bushland views, the residence includes open plan living and dining spaces, a full kitchen, modern bathroom facilities and multiple bedroom zones, including a substantial mezzanine style upper level currently utilised as an oversized master retreat with extensive wardrobe storage. Ideal for Airbnb accommodation, multi-generational living, guest stays, a home office or creative studio, the dwelling provides flexibility and charm in equal measure.

A third detached dwelling, identified as the shed on the floorplan, adds yet another layer of accommodation versatility. Featuring warm timber flooring, cosy wood heating and comfortable open plan living and dining areas, the space also includes kitchenette facilities, bathroom amenities and private bedroom accommodation, making it well suited for extended family, guest accommodation, caretaker use or further short stay income potential, subject to relevant approvals.

The property is further supported by substantial infrastructure and a range of existing improvements catering to agricultural, storage and lifestyle pursuits.

While certain improvements require ongoing maintenance, repairs and finishing works, the property presents an exciting opportunity for buyers to further enhance, personalise and add significant value to an already impressive rural holding.

Offering an outstanding combination of productive grazing land, multiple accommodation options, creek frontage, swimming pool, natural surrounds and exceptional lifestyle appeal, this property presents a rare opportunity to secure a highly versatile country retreat with substantial future potential.

AUCTION - Thursday 25/6/26, 11am onsite. If not Sold prior.

- Land Area 20.719905 hectares
- Bedrooms: 10
- Bathrooms: 4

HOMESTEAD

Bedrooms	10
Bathrooms	4









1427 Boggy Creek Rd, Myyrhee



MAIN HOUSE



STUDIO



SHED

THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.