



## Lot A2 Euroa-Strathbogie Road, EUROA, VIC 3666

A Blue-Ribbon Opportunity: Town Water and Seven Creeks Frontage 6km\* from Town

**41.53 hectares, 102.63 acres**

Set roughly 6km from Euroa on the sealed Euroa-Strathbogie Road, this is one of only a small handful of vacant parcels along the corridor that runs from town up toward the Strathbogie Ranges. It's a genuinely rare offering, and one worth understanding in full.

At 102.63 acres\*, this is productive country with a combination of attributes that seldom come together in a single holding. Chief among them is frontage to the Seven Creeks - the most primary and picturesque local watercourse that brings both agricultural value and natural character to the land. Just as unusually for a rural parcel of this size, the property is connected to a reliable non-potable water supply, a rare feature for properties beyond the town boundary.

Sealed road frontage means all-weather, year-round access, while the short run into Euroa keeps schools, services and the Hume Freeway comfortably within reach.

The opportunity here is a dual one. For the farmer, it's a well-watered, workable holding

**TYPE:** Auction

**INTERNET ID:** 300P197213

### AUCTION DETAILS

1:00pm, Saturday August 8th, 2026

### CONTACT DETAILS

**Euroa**  
27 Binney Street  
EUROA, VIC  
03 5795 2294

**Brendan Allen**  
0499 229 007

ready to be put to use. For the buyer with a vision, it's the perfect blank canvas - a rare chance to design and build an ideal residence on land with water frontage, town water, and an outlook toward the Strathbogies (STCA). The direction is yours to set.

Please note: The existing cattle yards are the property of the current lessee and are not included in the sale.

Parcels combining this position, this water and this rarity don't come to market often.

For Public Auction

Saturday 8th of August at 1pm

Elders Rural Services 34 Beaton Street, Euroa.

\*denotes approximately

- Land Area 41.532887 hectares





