



CNR O'Keefe and McKenzie Road, BOORHAMAN, VIC 3678

Your Own Piece of Country

23.53 hectares, 58.14 acres

Escape the pace of everyday life and discover your own private sanctuary just minutes from Wangaratta and only moments from the welcoming township of Boorhaman. Comprising approximately 24 hectares (59 acres), this beautifully presented rural holding offers the perfect balance of productive land, natural bushland and recreational appeal.

Whether you're seeking a weekend getaway, a peaceful camping retreat, a hobby farm or an affordable country escape, this property provides the freedom to enjoy exactly that on your own terms.

The front portion of the property features approximately 14 hectares of level, productive country, recently sown down to clover and rye grass with DAP super', making it ideal for grazing livestock, running a few horses or producing your own fodder. The property has been exceptionally well maintained, with the majority of boundary and internal fencing replaced with quality post and wire fencing, providing immediate usability with little work required.

Quality steel cattle yards (Negotiable), excellent all-weather road frontage and secure stock water further enhance its practicality for hobby farming or small-scale grazing

TYPE: For Sale

INTERNET ID: 300P199367

CONTACT DETAILS

ELDERS WANGARATTA

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pursuits.

A true highlight is the magnificent stand of mature Red Gum bushland that blankets the western section of the property. Seasonal wetlands, natural waterholes and established native vegetation create a picturesque landscape teeming with birdlife and wildlife, offering a peaceful setting for walking, camping, photography or simply unwinding around the campfire.

Located only minutes from the charming village of Boorhaman, approximately 15 minutes from Wangaratta, and within easy reach of Rutherglen, the Murray River and North East Victoria's renowned food and wine region, this is an increasingly rare opportunity to secure a manageable rural property that offers both lifestyle and productivity.

Property Features

- Approximately 24 hectares (59 acres).
- Approximately 14 hectares of productive grazing country.
- Recently sown to clover and rye grass.
- Majority new post and wire fencing throughout.
- Magnificent mature Red Gum bushland with seasonal wetlands and abundant wildlife.
- Excellent balance of productive land and natural environment.
- Ideal for weekend escapes, camping, hobby farming or future country living.
- Conveniently located close to the village of Boorhaman and approximately 15 minutes from Wangaratta.
- Farming Zone. NOTE: No home building permit is available under this zoning

Whether you're looking for a productive rural holding, a peaceful weekend retreat or simply a place to reconnect with nature, this beautifully maintained property offers the perfect opportunity to secure your own slice of North East Victoria's countryside.

- Land Area 23.53 hectares



