



151 Briggs Road, NORONG, VIC 3682

Productive Dual-Lot Rural Holding – Lifestyle & Cropping Opportunity on 48ha

47.75 hectares, 118.00 acres

Set across approximately 48 hectares in the highly regarded Norong district, 151 Briggs Road presents a versatile rural holding offered as two separate lots on one title - perfectly suited to a mix of lifestyle, grazing, and cropping pursuits.

Lot 1 ### Lifestyle with Infrastructure

The home block features a four-bedroom residence, including an ensuite to the main bedroom, offering a solid foundation for renovation or immediate occupation. The home sits in an established setting with mature trees providing shelter and privacy. Supporting infrastructure includes cattle yards and a dam, making it well-equipped for livestock handling and small-scale grazing. The layout and positioning provide a practical hub for managing the broader holding.

Lot 2 ### Productive Cropping/Grazing Land

TYPE: Auction

INTERNET ID: 300P22721

AUCTION DETAILS

11:00am, Thursday May 28th, 2026

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

**Elders Real Estate
Wangaratta**

The second parcel is a clean, open paddock ideal for cropping or grazing, with good access and minimal timber. Predominantly comprising productive grazing land, this block offers flexibility for mixed farming enterprises or as a standalone add-on to existing operations.

Key Features:

- Total land area approx. 47.88ha (118 acres)
- Two distinct lots on one title
- Four-bedroom home with ensuite
- Cattle yards and dam on house block
- Productive red loam soils suited to grazing and cropping
- Gently undulating to flat land ideal for machinery and stock
- Average annual rainfall approx. 568mm
- Located just minutes to Rutherglen and Corowa

This is an excellent opportunity for buyers seeking a manageable rural property with income potential, expansion capability, or a lifestyle retreat with genuine agricultural upside.

- Land Area 47.752906 hectares
- Building Area: 137.00 square metres
- Bedrooms: 4
- Bathrooms: 2

HOMESTEAD

Bedrooms	4
Bathrooms	2
House Area	137.00 square metres





