



## 846 Boundary Road, BRIAGOLONG, VIC 3860

"Ankuma"

**98.74 hectares, 243.99 acres**

- \* 244 acre.. picturesque Briagolong grazing property
- \* Well drained slightly undulating grasslands
- \* Warm westerly slopes ,well established shade & shelter plantations
- \* Excellent steel cattle yards
- \* Impressive shearing shed, sheep yards, fencing
- \* Long road frontage for convenient livestock supervision
- \* Excellent water supply, dams, troughs supplied from artesian bore

**TYPE:** For Sale

**INTERNET ID:** 43P1720

**SALE DETAILS**

**\$1,600,000**

**CONTACT DETAILS**

**Greg Tuckett**  
0428 826 600

Held in the same family since 1950 and now only offered for sale due to retirement plans.

Gently undulating, well-drained grazing country with well-established stock handling facilities, including steel cattle yards with all-weather access. A modern, fully operational shearing shed, innovative sheep yards, workshop and storage sheds form part of the property's infrastructure.

Excellent water supply from a combination of substantial dams and a reticulated system from a stock and domestic artesian bore supplying troughs throughout the property.

The well-established original four-bedroom residence enjoys a beautiful pastoral outlook, while plantations and scattered red gums provide excellent livestock shade and shelter, enhancing what is a beautifully presented rural property.

Superb ridgetop views west to the mountains of the Great Dividing Range further enhance this most appealing rural property.

Don't miss this opportunity - it may mean a 76-year wait for the next chance.

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5144 4444

- Land Area 98.743297 hectares
- Bedrooms: 4
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>1</b>





