



**Pat Rice & Hawkins**  
FIRST IN RURAL PROPERTY



**Lot 2/435 Beenak Road YELLINGBO**

**\$1,100,000**



### **SPECTACULAR VACANT RURAL HOLDING**

Part of the renowned "Tibooburra" - first time offered in over 40 years

Please note: Access is via Eacotts Road, Hoddles Creek

Lot 2 - 143 acres (58.06 Ha) of heavy carrying vacant land.

- Stunning rolling hills with extraordinary views
- Undulating pastured country ideal for grazing or vineyard
- Sweeping frontage to McRaes Creek
- Excellent water supply from dams and creek
- Very secluded position with private road access
- Ideal location only 1 hour from Melb and 25 minutes to Lilydale

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[www.prh.com.au](http://www.prh.com.au)