



Elders

For Sale

126 LEWIS ROAD,
TATONG

BED BATH CAR

4

2

2



Lucrative Cattle Grazing & Backgrounding Enterprise in Northeast Victoria

“Goanna Hill” presents a rare opportunity to secure a fully developed grazing and backgrounding enterprise in Victoria’s tightly held Northeast.

Comprising 390.58 hectares (approx. 965 acres) in the renowned Tatong district, this productive holding combines scale, water security, commercial livestock infrastructure and a quality off-grid residence, all positioned within a reliable 881mm annual rainfall zone. The property is accessed by a constructed gravel road suitable for B-Double transport to the property home and infrastructure.

Situated in a hidden valley, the property comprises a diverse mix of flat grazing country, gently undulating rises, and steeper elevated banks, with the majority of the land cleared and complemented by a small area of native bushland. Soil types range from productive red loam to red clay loam, with more granite-based soils across the higher country. Pastures include a blend of improved Clover, Rye and Phalaris, together with native grasses and areas previously established to dryland lucerne.

The property showcases a striking four-bedroom Timbercrete residence, expertly crafted in 2010 to maximise its prized northern orientation and sweeping valley outlooks. Thoughtfully designed with an emphasis on natural light, sustainability, and timeless architectural appeal, the home delivers a seamless blend of contemporary comfort and country character.

At the heart of the residence, the expansive open-plan living area is filled with natural light and framed by breathtaking panoramic views, creating a warm and inviting space for both everyday living and effortless entertaining. A stylish modern kitchen, polished concrete floors, and an elevated mezzanine office add further functionality and flair, while the substantial covered timber deck extends the living outdoors; the perfect place to relax and enjoy the beautifully landscaped gardens and elevated rural vistas.

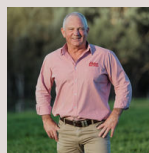
Adding to the home’s unique character, timber milled directly from the property, including Red Box and Red Stringybark, has been thoughtfully incorporated throughout the construction and interior finishes, creating a strong sense of

PRICE
\$5,850,000

LAND
965 ACRES



Dave Colvin
0407 500 239



Michael Everard
0408 653 161



TOTAL: 221 m²
 1st floor: 200 m², 2nd floor: 21 m²
 EXCLUDED AREAS: CARPORT: 38 m², PORCH: 39 m², PATIO: 18 m²,
 COVERED DECK: 79 m², STORAGE: 2 m², OPEN TO BELOW: 16 m²,
 WALLS: 18 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgment.

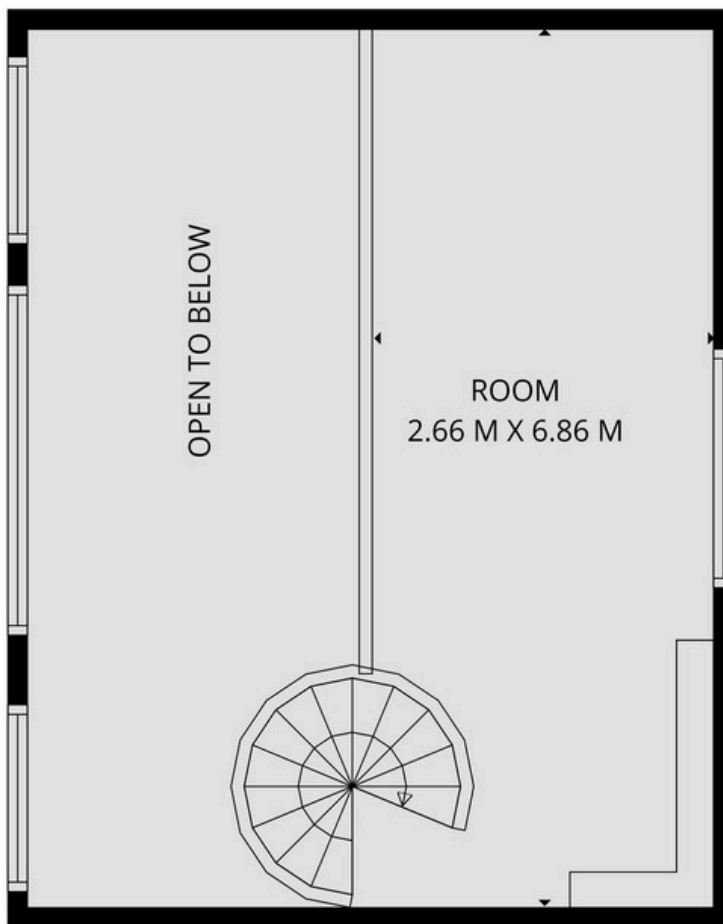


Dave Colvin
 0407 500 239

Michael Everard
 0408 653 161

Elders Wangaratta & NE Victoria

PHONE 03 5772 7005
 24 ROWAN STREET,
 WANGARATTA VIC 3677



TOTAL: 221 m²

1st floor: 200 m², 2nd floor: 21 m²

EXCLUDED AREAS: CARPORT: 38 m², PORCH: 39 m², PATIO: 18 m²,
COVERED DECK: 79 m², STORAGE: 2 m², OPEN TO BELOW: 16 m²,
WALLS: 18 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY