



*Elders*

## Auction

1427 BOGGY CREEK ROAD,  
MYRRHEE

BED BATH CAR

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# Expansive Rural Lifestyle Retreat with Creek Frontage, Pool & Flexible Accommodation

Privately positioned amongst the picturesque rolling hills of Myrree, with Boggy Creek flowing gently through the property, 1427 Boggy Creek Road presents a highly versatile 22-hectare rural holding offering space, privacy and multiple accommodation opportunities in a peaceful country setting.

Located within the tightly held Myrree district, the property enjoys a tranquil yet convenient position approximately 35km from Benalla, 38km from Myrtleford and less than 40km from Wangaratta, providing an ideal balance of rural seclusion and accessibility to major regional centres.

The land is gently undulating with attractive rises across the holding, creating a scenic and highly usable rural landscape. A combination of productive grazing pasture, scattered shade trees and natural vegetation delivers both visual appeal and practical functionality. Well suited to hobby farming, livestock grazing or buyers seeking a relaxed lifestyle property with room to expand, the fertile country and reliable annual rainfall further enhance the productivity and long term appeal of the land.

The main residence offers generous proportions and a warm country atmosphere, featuring multiple bedrooms, expansive open plan living zones, soaring ceilings and large windows that capture the surrounding rural outlook. Timber accents, polished concrete flooring and wood heating combine to create a relaxed contemporary feel, while extensive indoor and outdoor entertaining areas integrate seamlessly with the surrounding natural environment. The swimming pool provides an ideal setting for entertaining and relaxed family living.

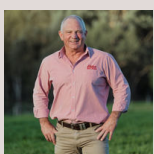
Prospective purchasers should note that the main residence has experienced termite damage in several areas, including sections of the upstairs living space. The home presents as requiring substantial renovation, rectification and finishing works and should be considered a project property. Buyers are encouraged to undertake their own due diligence regarding the structural condition and future works required. For purchasers with vision, the property offers significant scope to restore and renovate the existing residence into a character filled country home. Alternatively, the property also presents

AUCTION

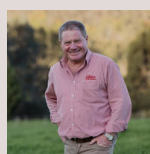
THURSDAY 25 JUNE AT  
11:00AM

LAND

M<sup>2</sup>



**Michael Everard**  
0408 653 161



**Dave Colvin**  
0407 500 239

# 1427 Boggy Creek Rd, Myrhe



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY. IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

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.



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