

A photograph of a white house with a green corrugated metal roof and a large tree in the foreground. The house has a porch with a brick base and a chimney. The tree is large and leafless, with yellow lichen on its branches. In the foreground, there is a wooden fence and a large patch of green irises. The sky is blue with some clouds.

Elders

For Sale

,
UPPER LURG



“Bunyong” – Productive Grazing Country with Scale, Water and Character

Set across approximately 183 hectares (452 acres) in the tightly held Upper Lurg district, “Bunyong” presents a substantial and highly appealing rural holding combining productive grazing country, reliable water, established farm improvements and a spacious character homestead.

Conveniently positioned approximately 20 kilometres from Benalla and 28 kilometres from Wangaratta, the property offers an attractive balance of rural seclusion, agricultural capability and access to major North East Victorian services.

The country is predominantly cleared and gently undulating, rising from approximately 209 metres to 354 metres above sea level. Well suited to cattle, sheep and mixed grazing enterprises, the land features a productive blend of red loam soils, established pastures, shade and shelter trees, sheltered valleys and long, open grazing slopes. Average annual rainfall is estimated at approximately 775 millimetres, with low year-to-year rainfall variability.

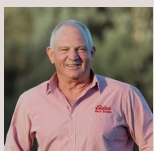
Water is a notable feature, with numerous

strategically positioned dams and reliable bore providing livestock water throughout the holding, including a substantial dam conveniently located near the homestead and farm improvements.

The property is held across three separately titled lots, providing flexibility for ongoing agricultural use, succession planning or future investment strategies, subject to the applicable planning provisions and title restrictions. At the heart of the property is a substantial, weatherboard country homestead set within established gardens and mature trees. The spacious residence provides three generously proportioned bedrooms, a separate study, two bathrooms, three living areas and excellent storage. The large open-plan kitchen, living and dining area incorporates a walk-in pantry and forms the central hub of the home. Two further living rooms provide considerable flexibility for family living, entertaining or quiet relaxation. Features include firebox, air conditioning, a separate laundry, multiple toilets and broad verandahs and decks overlooking the surrounding countryside.

PRICE
CONTACT AGENT

LAND
482 ACRES



Michael Everard
0408 653 161



Dave Colvin
0407 500 239

817 Upper Lurg Road, Upper Lurg



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.



Michael Everard
0408 653 161

Dave Colvin
0407 500 239

Elders Wangaratta & NE Victoria

PHONE 03 5772 7005
24 ROWAN STREET,
WANGARATTA VIC 3677