



(Part), 714 Happy Valley Rd, Myrtleford



## Lifestyle or Grazing Opportunity.

Approximately 40.67 hectares (100.4 acres) of quality well maintained farmland in the beautiful Rosewhite Valley with spectacular views. Set back off the Happy Valley Road and adjoining State Forest the undulating grazing land includes a set of cattle yards and an open bay hayshed. Good open country with tree lined drive, shelter belts and a small section of natural bush providing extra shelter. In a high rainfall area stock water from a dam. This property would make a handy acquisition to expand on a current grazing operation or great lifestyle property with some excellent homesites (STCA), located approximately 11 kilometres from Myrtleford in a very tightly held area of the Rosewhite Valley, handy to the snowfields and tourist areas of the North East of Victoria.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

📏 40.67 ha

<b>Price</b>	\$1,200,000 – \$1,320,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2158
<b>Category</b>	Rural
<b>Land Area</b>	40.67 ha

### Agent Details

Bernard Ivone – 0428 522 572

### Office Details

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