



Impressive Grazing and Enchanting Location

2007 Bells Road, Upotipotpon

From the moment you approach the treelined driveway, it is clear that this unique property is a hidden gem. Picturesque from every angle, this enchanting 311 acre property delivers a wonderful tree-change opportunity and private surrounds with no immediate neighbours. Conveniently located approximately 25 minutes from Shepparton and 25 minutes from Benalla both of which offer a range of shops, schools, and everyday essentials, the property is also only 23km from the Hume Freeway with direct access to Melbourne.

Key features:

- Renovated 3 bedroom weatherboard home with quality kitchen and beautiful timber benchtops
- Formal dining and spacious lounge
- Master bedroom has an en-suite and walk through robe, the additional two bedrooms have BIR
- Family bathroom
- Study/office area
- Wood heater, reverse cycle air conditioning and ceiling fans
- Laundry with w.c. and external access

External Infrastructure:

- Pleasant alfresco area with views to the above ground pool and the beautiful countryside beyond
- Mancave/bbq/bar area
- An impressive “woolshed” a shearing shed converted to an entertainment venue

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External Infrastructure continued:

- 311Ac/126Ha divided into 4 paddocks on 4 titles
- 4 bay machinery shed
- Hayshed
- Seasonal creek, 3 x dams and 25,000 gal of rain water storage
- Sound predominantly electric plain wire fencing
- Sundry shed such as chook pen and wood storage
- Lawned gardens and small array of fruit/citrus trees

This stunning and rare property offers a variety of uses from mixed enterprises to cropping or grazing. The property may also appeal to equestrians and could even be an ideal opportunity for a stud farm. Either way an inspection is imperative to appreciate the possibilities.

PRICED TO SELL: \$1,285,000



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