

SOLD



355 Break O'day Road, Glenburn

Integrity



## 636 ACRES, 15 DAMS, CREEK FRONTAGE, 4 KM TO MELBA HIGHWAY

Yarborough Estate is an exceptional land holding of 636 acres (257.67 hectares) across 5 titles with house, shedding and 15 dams. Freighted with history, this farm is ideal for intensive horticulture and animal husbandry. It has been used variously for wool production, aquaculture, pork and pigs, and primarily cattle. If you are a primary producer, this address in a generous rainfall area (933 mm per annum), with bitumen access 4 km to Melba Highway is your next major asset.

The soil prevails with easy-working yellow sodosols and grey kandosols at higher elevation, resulting in a landscape ideal for cattle, where the property winters stock in the generous but easily undulating high ground, and allows easy passage from front to back in the summer selling season. The property is under-grazed and ready for stock.

Break Oday Road is a renowned, tightly held address in Glenburn, highly sought after for its proximity to Melbourne (63

🏠 4 🏡 3 🌳 30 📏 646.00ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	616
<b>Land Area</b>	646.00 ac
<b>Floor Area</b>	300 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

**Integrity**

Yarra Valley & Kinglake Ranges

km). The property is central to Kinglake, Yea, Whittlesea and Healesville, all fully serviced centres, only 4 km from the Glenburn Service Station, and 27 km from the Yea Saleyards.

The weatherboard home which is privately set back from the road comprises 4 bedrooms, 3 bathrooms with 3 toilets, 3 living rooms and 2 kitchens. Its destiny is your decision: renovate or replace, what is important is the building entitlement.

In addition, there are 3 sheds including shearing shed of 12 m x 21 m, concrete base tractor shed 14 m x 30 m with 2 phase power connected, and an 18 m x 12 m concrete base shed with air cell lining.

The property also holds water rights to Boggy Creek, which runs through the middle of the holding.

At a time where land is scarce, and quality arable farmland even scarcer, there is no better collection of titles to increase the scale of your production.

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.