



“A PLACE TO CALL HOME”

A PLACE TO CALL HOME – 250 Upper Stratheden Road

Discover the Epitome of Rural Luxury: A 120-Acre Haven Awaits

Reliable water plus improved pastures, including legumes such as creeping verna, ensure strong carrying capacity and productivity.

Nestled at 250 Upper Stratheden Rd, this remarkable 123-acre farm balances productivity with a serene lifestyle, making it a rare find for those seeking the very best of both worlds. Tucked away behind a picturesque tree-lined driveway, the property welcomes you into a lifestyle defined by tranquility, privacy, and natural beauty.

Framing the entrance are horse paddocks positioned on either side of the driveway, creating an impressive arrival and highlighting the property's suitability for equine enthusiasts. Beyond, the property unfolds into a thoughtfully developed rural holding with exceptional infrastructure and lifestyle appeal.

At the centre of this breathtaking landscape lies a thoughtfully designed residence featuring three bedrooms and two bathrooms, tailored for family living and comfort. The heart of the home is its spacious kitchen complete with a convenient butler's pantry, flowing into an inviting living area, a dedicated office space, and ample internal storage to cater for modern rural living.

Step outside onto the expansive rear deck overlooking the sprawling property, providing the ideal setting for entertaining, enjoying peaceful sunrises, or simply soaking in the beauty of the surrounding countryside. Positioned within a sought-after frost-free pocket, the property captures stunning valley views across the surrounding landscape, further enhancing its peaceful rural appeal. An established orchard filled with mango and citrus trees adds to the charm, while a fully enclosed chicken pen enhances the property's self-sufficient country lifestyle. A thoughtfully designed custom-built dog enclosure with indoor and outdoor areas provides excellent facilities for working dogs or family pets.

This property is far more than a picturesque retreat; it is a fully operational farm with outstanding infrastructure already in place. Large open-bay machinery sheds provide extensive storage for farm equipment, machinery, and vehicles, offering practicality and convenience for day-to-day operations.

Spanning 18 paddocks designed for efficient cattle rotation, the property enables optimal livestock management through a central laneway system that simplifies cattle movement and improves overall farm efficiency. The cattle yards are complemented by a dedicated weaner paddock, while expansive cleared areas are ideal for hay production. Established shade trees scattered across the ridges provide valuable shelter for livestock, and recent fencing improvements further enhance the farm's operational capability.

Water security is a standout feature of the property, highlighted by a large spring-fed dam complete with a concrete spillway, as well as a creek winding gracefully through the landscape. A pump servicing the main dam feeds a header tank, ensuring troughs across the paddocks remain reliably supplied with water.

For a private inspection contact Lance today on 0455 589 932.









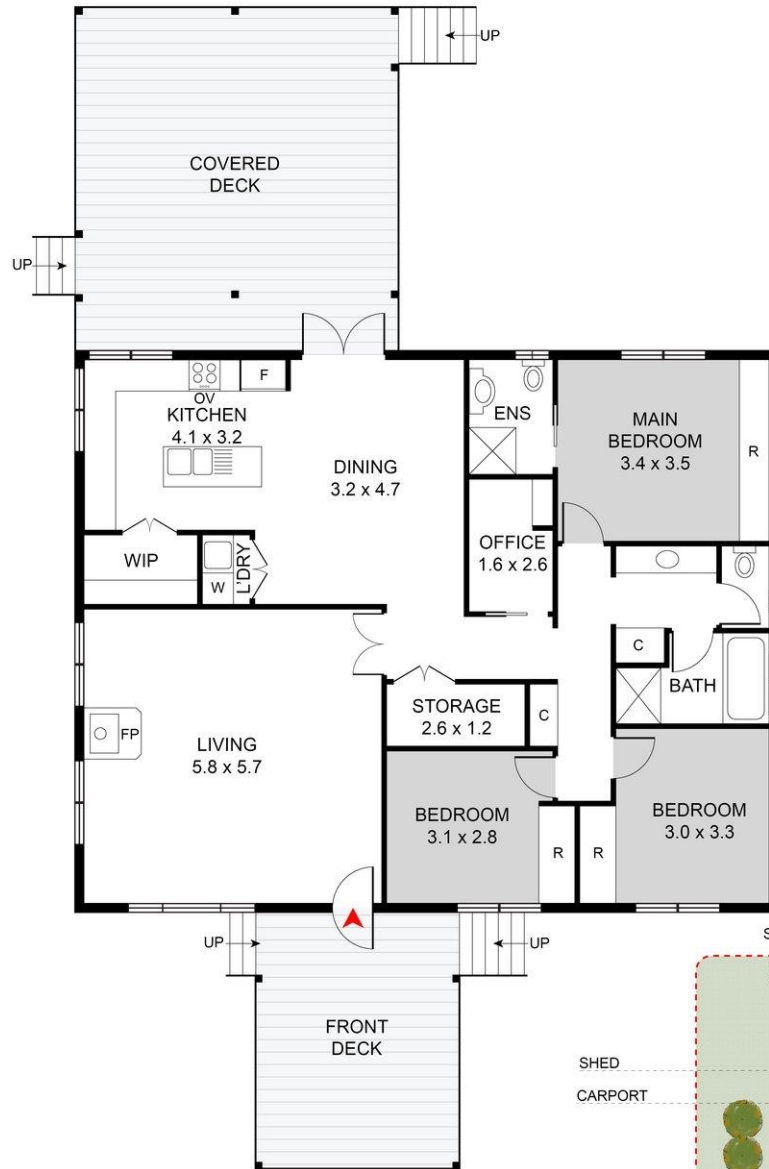




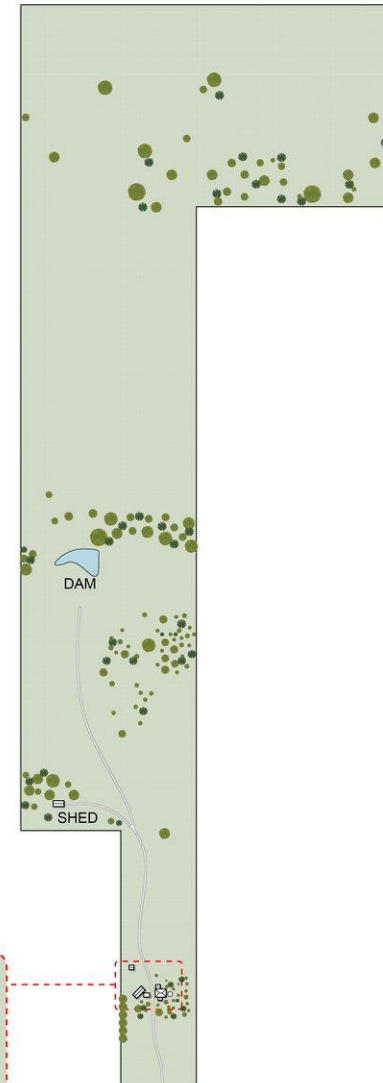
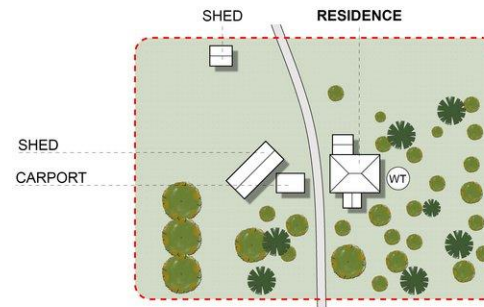








RESIDENCE : 142m²



UPPER STRATHEDEN ROAD
SITE PLAN
(NOT TO SCALE)

250 UPPER STRATHEDEN ROAD, STRATHEDEN

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APPROXIMATE AREAS

INTERNAL FLOOR SPACE - 142m²

EXTERNAL FLOOR SPACE - 62m²

COVERED CARPORT