

581 Lower Tablelands Road, Benambra, Vic 3900

 buymyplace

Acreage For Sale

Thursday, 16 January 2025

581 Lower Tablelands Road, Benambra, Vic 3900

Bedrooms: 1

Bathrooms: 1

Parkings: 12

Type: Acreage



buymy place
1300289697

\$1,200,000 – \$1,320,000

Phone Enquiry ID: 230431 Off grid lifestyle at its best 320 acres(129.4HA) app off seclusion and serenity

Experience the ultimate off-grid living with this stunning property, surrounded by the alpine national park on three sides. Located on the end of lower tablelands road, accessed via the Omeo Benambra side of lake Dartmouth, this peaceful retreat offers reliable rainfall of over 1200mm of annual rainfall and an abundance of natural beauty. The property is self sufficient with solar and wind power and a 11KVA diesel backup generator. There is a very large very fertile vegetable garden, the tableland property has app 300mm of very fertile volcanic topsoil, providing ample produce, with more than twenty fruit trees 5 walnut trees and some hazelnuts enhances the cottages charm. With no neighbours peace and quiet guaranteed, if you are into hunting there is endless country to explore just outside the door, there is also app 30+ sambar deer calling the property home. It is a short 10 min drive down the back track to launch your boat to go fishing or maybe hunt the endless country of the alpine national park surrounding the app 6000HA lake Dartmouth. The cottage is very comfortable with open plan living a large wood heater, ceiling fan and an endless supply of firewood, 1 bedroom 1 bathroom a spacious walk in pantry 2 toilets and a laundry. A covered deck invites you to relax and take in the tranquil surroundings, perfect for cooking up a BBQ. A separate sleepout offers extra accommodation for visitors. Rainwater is pumped to an elevated tank and gravity fed to the house. The property is watered by 9 dams and troughs providing ample water for all paddocks. Currently destocked used to run 25 cow/calf units. There is a large machinery shed 25.6x6.7 2 bays with concrete floor +power 1 fully lockable as workshop, 14.8x12.2 hayshed cattle yards with crush and loading ramp. Additional storage includes a 6m shipping container and a smaller insulated container. The property is located 12 km from the local school bus stop, providing access to Omeo primary school and Swift creek primary and high school, Benambra has a pub and a shop/post office (20 min drive) Omeo offers even more amenities, including shops, hotels, and a hardware store. This incredible property is being sold because of age and failing health offering a unique opportunity to embrace a self sufficient and peaceful lifestyle in one of the most picturesque locations in the country. There is also a mature stand of radiat pine app 4.5HA