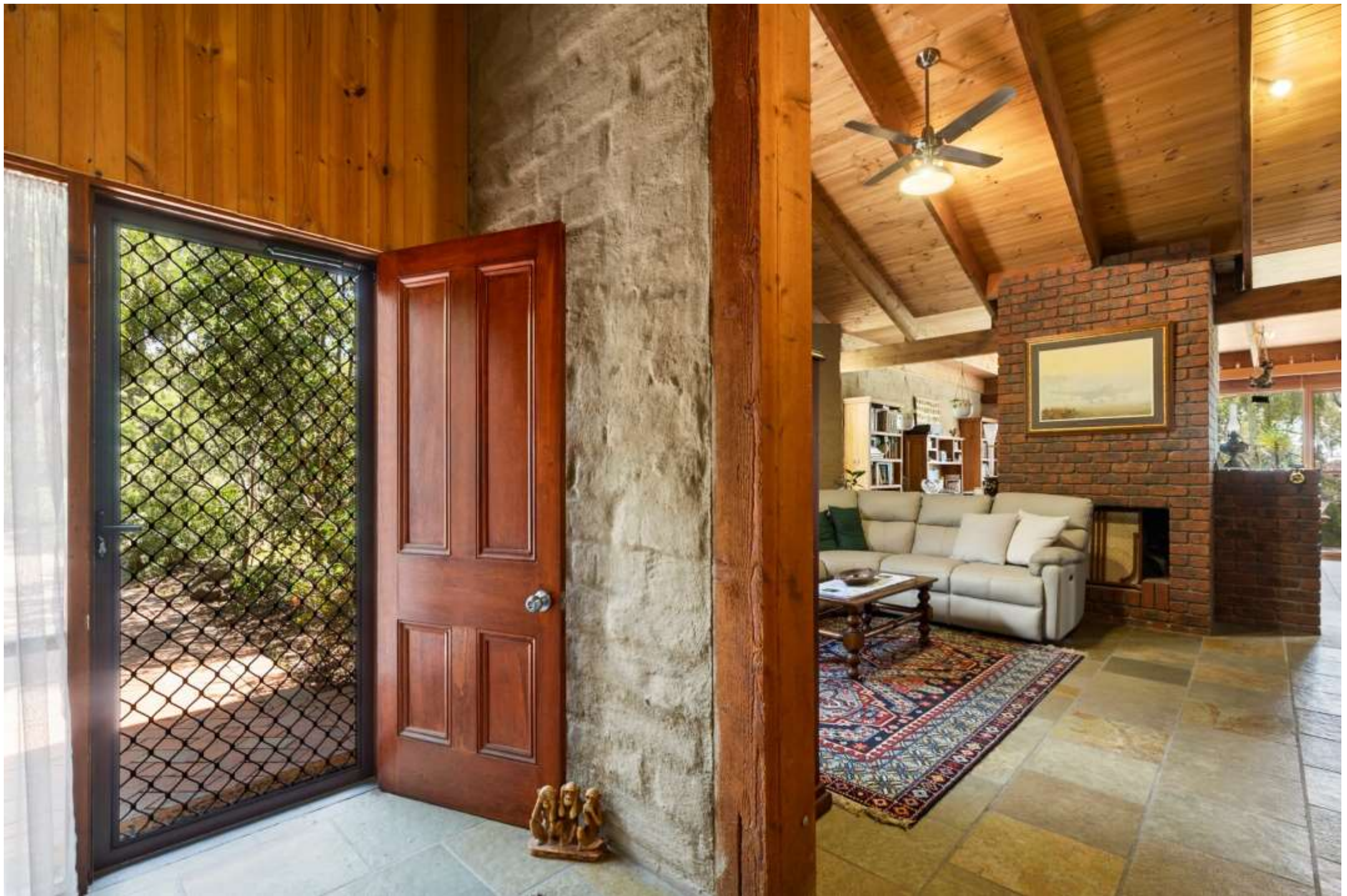


# 300 WARBY RANGE ROAD

GLENROWAN

INFORMATION MEMORANDUM





# SALE DETAILS

Under Instruction from the Vendor

**300 Warby Range Road  
Glenrowan**

Is being offered For Sale

Contact

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Elders Real Estate North East Victoria and Goulburn Valley  
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# EXECUTIVE SUMMARY

## **WELL LOCATED QUALITY MUDBRICK FAMILY HOME ON ACRES ON THE GLENROWAN – WANGARATTA BOUNDARY**

A well located quality mud brick family home that is only twelve kilometres to the south of central Wangaratta and lesser distance north of Glenrowan. Located at 300 Warby Range Road the main road linkage between Glenrowan and Wangaratta.

With a long main bitumen road frontage of 590 metres the property has a land area of 16.11 hectares or 39.8 acres of attractively pasture and woodland with its rear boundary.

On the property is a well sited classic mud brick family home with an area of 278 sqm or 30 squares. Thought to have been professionally built in the late 1980s. Built with a heavyweight frame of structural Red gum posts and Oregon beams the home is copious in form and offers three large bedrooms and two bathrooms. Quality pressed mud bricks were also used in the construction.

There is a 5kW solar system installed plus a boiler powered in slab hydroponic heating system which helps to ensure comfortable living at all points of the season. The principal living rooms of lounge, dining and kitchen open out onto a spacious outdoor deck or patio area on the northern side.

# EXECUTIVE SUMMARY CONT.

Accessible via French doors this makes the home light filled as well as giving great access to the garden and outdoor areas and to take in the rural aspect and views over adjoining farmland.

The home also has a shower and separate toilet to effectively form a wet or mud room at the second entry point from the garden.

The home has been very well maintained and is hidden away behind attractive established natural plants to create a delightful environment.

There is also substantial water storage including tankage of 100,000 litres capacity which conserves the runoff from the substantial Colourbond roof.

Outdoors there is a double carport plus a steel workshop and shed storage space.

The level land area is boundary fenced by an electric fencing system with internal subdivision into four paddocks, with two significant dams for stock water.

The owner is currently running sheep and cattle previously. There is a set of yards to suit.

The land area includes a portion of unused road reserve held under a ninety-nine-year lease that is within the fenced area.

About half the land area as lightly forested remnant vegetation with grasses beneath which provides good grazing material,

The owner is the third owner since the home was constructed and has added personal features including blinds to provide an impressive presentation.

The home is ideally suited to provide great family living.

The Warby Ranges are a nearby landscape feature as well as easy access to both Glenrowan and Wangaratta townships. The property will ideally suit a local family wanting to embrace lifestyle living on acreage with many choices for a livestock venture.

It is an ideal base for a family wanting to move to the country yet be near great centres for employment, education, community and retail services.





# PROPERTY OVERVIEW

ADDRESS	300 Warby Range Road, Glenrowan
LOCAL AUTHORITY	Rural City of Wangaratta
TOTAL LAND AREA	16.11 hectares/ 40 acres
LAND TITLES	LOT 2 LP125490
WATER	125,000 litre tank, 3 dams for stock water
PASTURES	Natural Pastures with clover & rye grass
SOIL TYPE	Grey Clay's
FENCING	Post & wire with electric add on in excellent condition to the external's. Four paddock internal subdivision
SHEDDING	6 x 6m Carport 6 x 9m Lock up Shed
INCLUSIONS	Pumps & electric fence unit



# PROPERTY SUMMARY

A very well built and maintained ergonomic family home.

Heavy weight frame of Redgum posts and Oregon beams.

Quality pressed mud bricks vaulted ceilings throughout.

Cedar timber windows and French doors.

Slate tiled floors and kitchen splashback.

Dishwasher & electric cooktop and wall oven.

Recently installed 16 panel 5 kilowatt solar system.

In floor hydronic heating powered by a wood fired boiler.

Reverse cycle split system air-conditioning and ceiling fans.

Large built in combustion firebox.

Internal window dressings and external blind.

Extensive outdoor living / entertaining areas.

Established, low maintenance gardens.

6m x 6m Carport

6m x 6m lock up shed.

Timber stock yards to suit sheep or cattle.

125,000 Litre domestic water storage.

Large dam, two smaller dams and seasonal creek.

Natural pastures with some clover and rye grass.

Good external fencing with four paddock internal subdivision.



# LOCATION

300 Warby Range Road is located in Glenrowan in the North East of Victoria, Australia, famous for being the site of the final siege and capture of Ned Kelly and his gang in 1880. The closest regional centre is Wangaratta (population 29,197), which is approximately 12.6km to the centre of town, and Albury-Wodonga (population 98,276), approximately 92 km North East.

## Major Supermarkets

- Wangaratta – approx. 9 km
- Benalla – approx. 30 km

## Cafes and Hotels

- Wangaratta – approx. 9 km
- Glenrowan – approx. 54 km

## Schools

- Wangaratta – approx. 9 km
- Glenrowan – approx. 54 km

## Sporting amenities

- Wangaratta – approx. 9 km
- Benalla – approx. 30 km

## Airports

- Albury – approx 95 km
- Wangaratta – approx 11 km







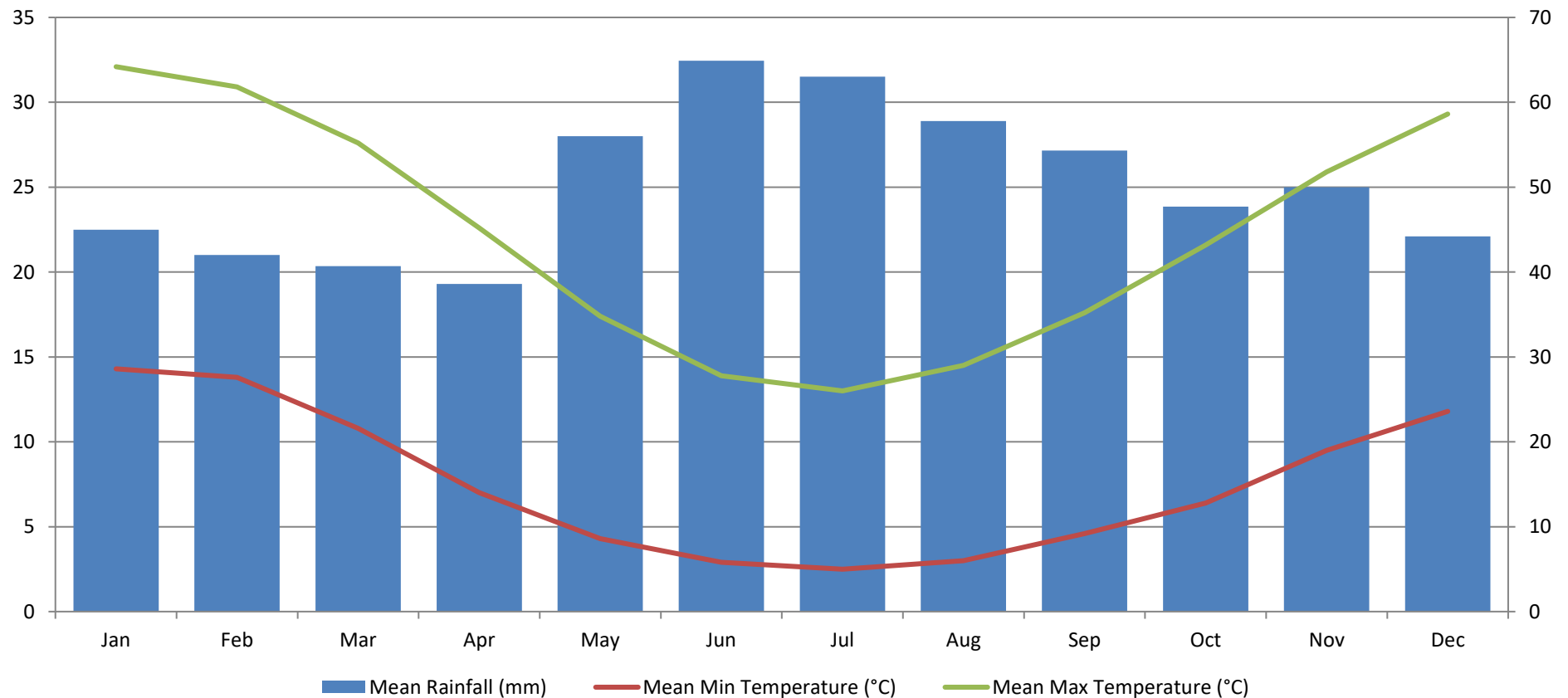


# CLIMATE & RAINFALL

North East Victoria is renowned for its temperate climate.

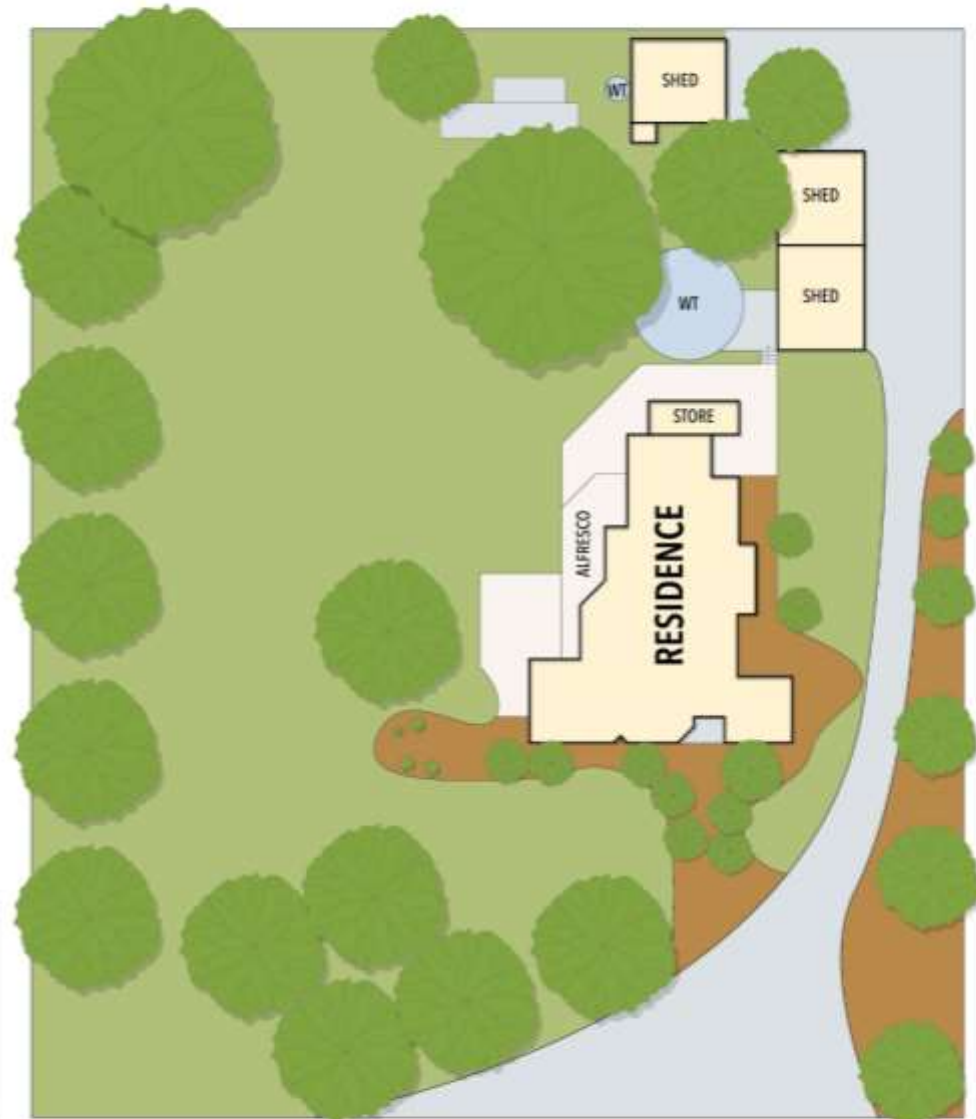
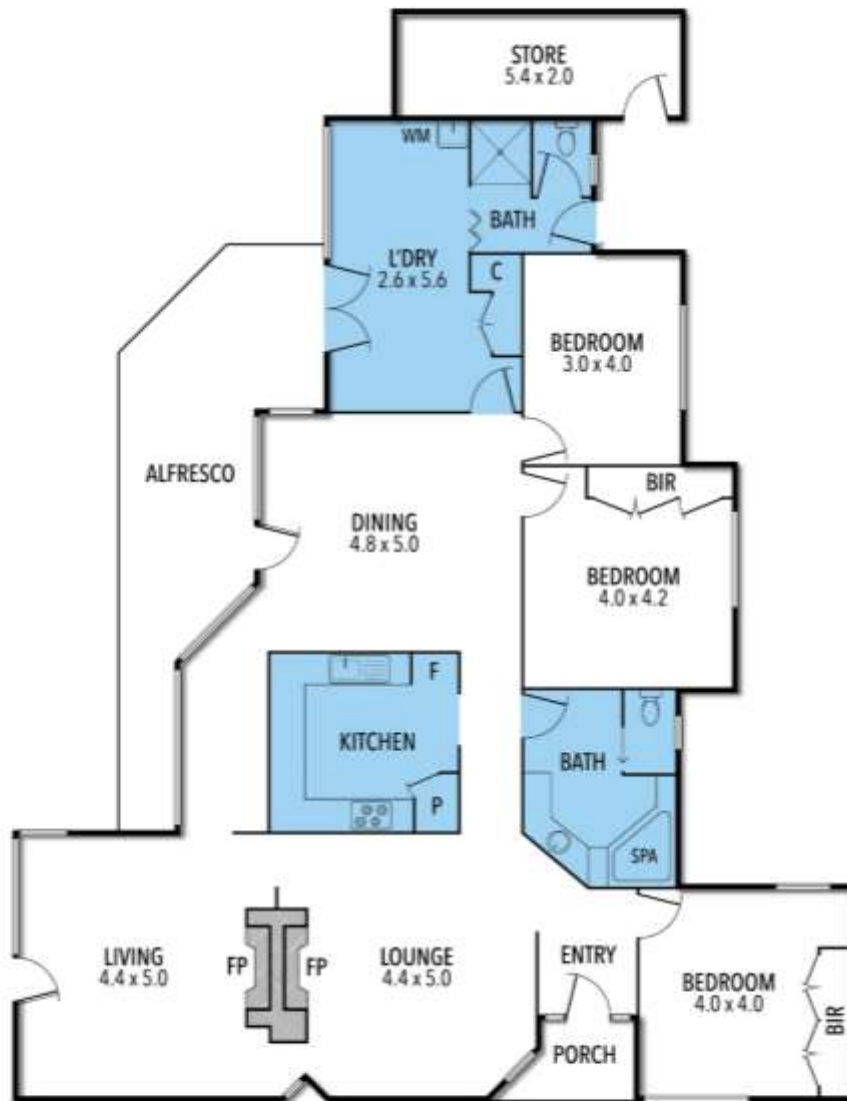
Properties in the area enjoy a consistent annual rainfall distribution. The region receives an average recorded rainfall of 30 inches\* (604mm\*) per annum.

The average temperature in summer is 30.76 degrees, with a winter average of 13.8 degrees.



Source: Australian Government Bureau of Meteorology

## 300 WARBY RANGE ROAD



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.  
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

# IMPORTANT INFORMATION

This Information Memorandum ("Information Memorandum") has been prepared by Elders Rural Services Australia Limited ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the properties the subject of the Information Memorandum ("300 Warby Range Road, Glenrowan") to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim

any and all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

1. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
2. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
3. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
4. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
5. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions

# FOR REAL ESTATE KNOWLEDGE AND EXPERIENCE



*for Australian agriculture*



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