



“Nangara Heights”
Lot 2/275 Running Creek Road
Kancoona

100 acres—40 Ha

\$420,000

**Grab your piece of the
ever-popular Kiewa Valley**

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Property ID: 1748
BRIAN UNTHANK REAL ESTATE





Introduction:

Nestled in the tightly held Kancoona Valley at the heart of the Kiewa Valley is this magnificent and productive hill grazing allotment.

Area: 40 Ha - 100 acres

Location:

Located in the centre of the N.E Victorian lifestyle hub only 60km Albury/Wodonga, 30km Mt Beauty, 60km Falls Creek, 12km Dederang.

Land:

With a balance of lower foothill to genuine hill grazing country and an area of approx. 30 acres of bush grazing, the property has been shown a lot of care over the ownership and has been improved with some fertiliser history. The pasture throughout is native and the soil is fertile as per usual in the high rainfall Kiewa Valley. The paddocks are subdivided into easy to manage paddocks to suit cattle and the fencing has been kept in excellent order and would be ideal for cattle or horses.

Water:

Water is not a problem with this block, reliable spring dams that are still showing no sign of letting up, the property also has a number of springs around to ensure water is secure.

Planning:

The property will attract a planning permit subject to council approval. The responsible shire for the property is the Alpine Shire Council. The property provides for most attractive home sites with north facing aspect.

Remarks:

Properties such as this are becoming few and further between, we urge the interested parties to inspect this property at once and see all potential this land can offer.

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