



## 872 Wentworth Road, YELTA, VIC 3505

Looking for something different - this is it!

Situated on almost an acre of land (3988m<sup>2</sup>) is this well-known and iconic property featuring a solid brick semi elevated 3-bedroom home with a below ground family/rumpus room being 5.5m x 8.8m with loads of potential. Ideal fourth bedroom or teenager's retreat.

The home features an iconic curved window, elevated front deck ideal for entertaining or relaxing. Large lounge with slow combustion heating and reserve cycle cooling. All bedroom's feature built in robes, with plenty of room. A solar system has been fitted to assist in rising energy costs and the yards is fully fenced. A small livestock enclosure, small fruit orchard and covered chook pen is just some of the features.

This property has so many uses including working from home as a tradie, or 2nd income for storage of trailers, boats or caravans, given it also comes with a solid brick factory being approximately 770m<sup>2</sup> with 3 phase power, abolition block, separate offices, paint booth and large wood heater. A 3 megaliter water entitlement with a shared pump on the river.

The property is very close to the Murray River and nearing the NSW / VIC border with a be with a rural outlook and feel, surrounded by well establish gums offering bird life and

**TYPE:** For Sale

**INTERNET ID:** 20P2721

**SALE DETAILS**

**\$780,000 - \$850,000**

**CONTACT DETAILS**

**Elders Mildura, Robinvale & Wentworth**

143 Lime Ave, 3500 79-81  
Perrin Street, 3549 34  
Darling Street, 2648  
MILDURA, VIC  
5018 6800 5026 3050 5027  
3411

**Marty Deacon**  
0429 953 365

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shade in the warmer periods.

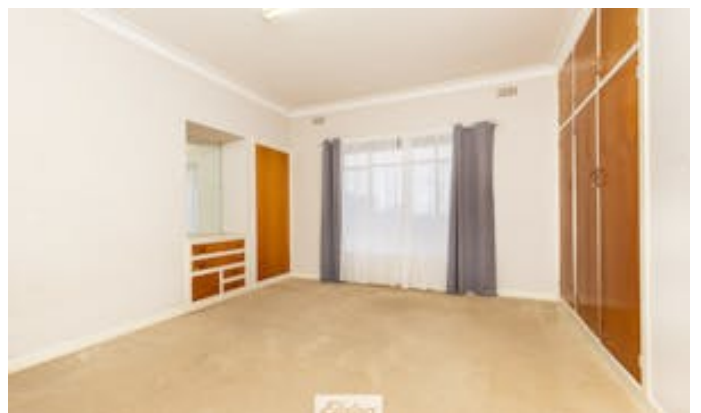
This property could also make a good investment as the home could be tenanted while the factory could also find a suitable tenant. Our rental appraisal shows within the vicinity of \$800 per week.

Contact Marty Deacon 0429 953365 for further information

Other features: Car Parking - Surface, Carpeted, Exhaust, Window Treatments

- Land Area 3,988.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2



















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