



21 Towong Street East Street, TALLANGATTA, VIC 3700

Main Home + Bonus Accommodation = Smart Buying

Set on an expansive 3,100m² allotment, this versatile property delivers space, comfort and outstanding functionality - ideal for families, tradies, hobbyists or those seeking room to live, work and entertain in one impressive setting.

The main residence offers four generous bedrooms and two bathrooms, with built-in robes to all rooms and a freestanding robe to the master. Elevated 8.5ft ceilings enhance the sense of space throughout, creating a light and airy feel that immediately welcomes you in.

At the heart of the home, the family kitchen is both practical and inviting. Featuring timber-look cabinetry, a walk-in pantry, dishwasher, and a 900mm electric cooktop with wall oven, it connects seamlessly with the dining area - perfect for everyday meals or hosting family and friends. The lounge is designed for year-round comfort with split system heating and cooling, a cosy wood heater, and underfloor heating infrastructure in place (not connected).

Step outside and the lifestyle appeal continues. A substantial 8m x 8m covered entertaining area provides the perfect backdrop for weekend gatherings, celebrations or relaxed evenings outdoors. Vehicle and storage options are exceptional, with a

TYPE: For Sale

INTERNET ID: 21P10000

SALE DETAILS

\$835,000

CONTACT DETAILS

Albury

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three-car garage, additional carport, and an impressive four-bay powered workshop with three roller doors - ideal for trades, projects or serious storage needs. A further garden shed adds even more practicality.

Sustainability has also been thoughtfully considered, with a 6kW solar system, town water and three water tanks to help reduce ongoing living costs.

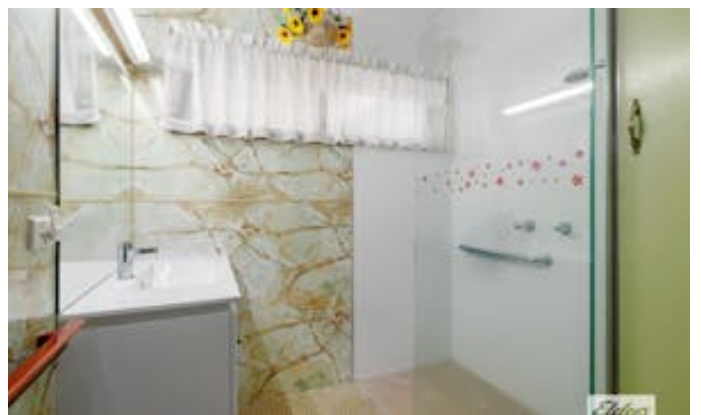
Adding another layer of flexibility is a separate self-contained unit, offering its own lounge, kitchen, bedroom and toilet, with scope to add a shower if desired. Whether used for extended family, guests, a home business or additional income potential, this space opens up exciting possibilities. A handy storeroom is also accessible from the unit.

Offering space, versatility and lifestyle freedom on a generous parcel of land, this is a property that adapts to the way you live - now and into the future.

A rare opportunity where size, flexibility and functionality come together.

<https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 3,108.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- 4 car garage
- Double carport









TOTAL: 201 m2
FLOOR 1: 201 m2
EXCLUDED AREAS: COVERED PATIO: 57 m2, PORCH: 13 m2, STORAGE: 12 m2,
CARPORT: 41 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.