



## 322 Bells Flat Road, YACKANDANDAH, VIC 3749

### Rustic Charm, Absolute Privacy & Uninterrupted Farmland Views

Escape to your own peaceful haven in the heart of Yackandandah's picturesque farmland, where charm, character and complete privacy combine to create a truly special lifestyle opportunity.

Set against a backdrop of rolling rural surrounds, this delightful cedar-clad cottage welcomes you with a full wraparound verandah-perfect for soaking in the serenity, abundant wildlife and ever-changing landscape.

Inside, the home exudes warmth and comfort, with 9ft ceilings enhancing the sense of space, Murray pine floorboards flowing through the living areas, carpet adding softness to each of the three bedrooms. The generous master suite offers its own split system and direct access to the verandah, ideal for quiet morning coffees or unwinding at day's end.

The heart of the home is a cosy open plan kitchen, meals and living zone, complete with a slow combustion fireplace and split system heating and cooling for year-round comfort. The well appointed kitchen provides ample storage and includes dishwasher, gas cooktop and oven, making it as practical as it is inviting.

**TYPE:** For Sale

**INTERNET ID:** 21P10446

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

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**Dean Star**

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A central bathroom services the home, while a dedicated study or office zone adds flexibility for those working remotely or seeking a quiet retreat.

Stepping outside, the property continues to impress with a separate sleepout-perfect as a guest room, creative studio, hobby space or additional bedroom. Adding to the home's unique character, a second external dwelling houses the laundry, alongside a rustic outdoor toilet and soaking bath, delivering a charming, back-to-basics country experience.

Infrastructure is well covered with a substantial 5-bay shed on a concrete base, along with additional shedding options for storage, machinery or workspace needs.

Set on a fully fenced and beautifully landscaped 9,769m<sup>2</sup> allotment, the property is serviced by bottled gas, tank water and water extraction licence to Yackandandah Creek (2 Meg) providing plenty of water for the garden, with the property located within the Farming Zone-ensuring your peaceful outlook will never be built out.

Quiet, private and rich in natural beauty, this is the ultimate escape-a place to slow down, reconnect and enjoy the simplicity of country living, all within easy reach of Yackandandah township.

A rare lifestyle offering where tranquillity is guaranteed and the future view is forever protected.

- Land Area 9,769.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- 5 car garage







Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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