



380 Omeo Highway, TALLANGATTA, VIC 3700

Escape to the Mitta River

Embrace the ultimate country lifestyle with breathtaking views over the iconic Mitta River as it winds its way into Lake Hume. Set on an idyllic 5.5-acre allotment, this inviting property delivers the perfect balance of space, comfort and rural charm-ideal for those seeking a peaceful escape without sacrificing convenience.

The home is warm and welcoming, framed by verandas on two sides and a front deck designed to soak in the stunning surrounds. Inside, a spacious open plan layout creates an effortless flow between the lounge, dining and kitchen, filled with natural light from an abundance of windows.

Accommodation is thoughtfully zoned, with two bedrooms positioned at one end of the home, while a larger third bedroom at the opposite end offers flexibility as a rumpus room, guest retreat or second living space. Two well-appointed bathrooms, both with toilets, and a generous laundry complete the functional layout.

The country-style kitchen is a true highlight, featuring beautiful red gum benchtops, electric cooking, dishwasher and a breakfast bar perfect for casual meals or entertaining. Comfort is assured year-round with evaporative cooling and cosy combustion heating, while polished floorboards and timber-lined ceilings add warmth

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 21P10503

SALE DETAILS

\$800,000-\$850,000

CONTACT DETAILS

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and character. A solar system further enhances the home's efficiency.

Adding exceptional versatility, the converted shed to the rear provides additional accommodation with two separate bedrooms or office spaces. The remaining space offers ample room for storage, a workshop or vehicle accommodation, also serviced by evaporative cooling.

Car and machinery storage is well catered for with two separate carports and an additional open bay shed, ideal for those needing extra space for vehicles, trailers or equipment.

Water security is a standout feature, with a 22,500L (approx.) filtered poly tank for drinking water, plus a 2.0 megalitre river licence pumping to a substantial 92,000L concrete tank servicing the home and gardens. The property is well fenced, making it suitable for a range of rural pursuits.

Conveniently located just a short drive to Tallangatta for everyday essentials, with a school bus passing the front gate and Wodonga only approximately 30 minutes away, this is a rare opportunity to secure a scenic lifestyle property in a tightly held and picturesque setting.

Your country escape awaits.

Currently tenanted until November at \$620.00 per week.

Inspection by appointment

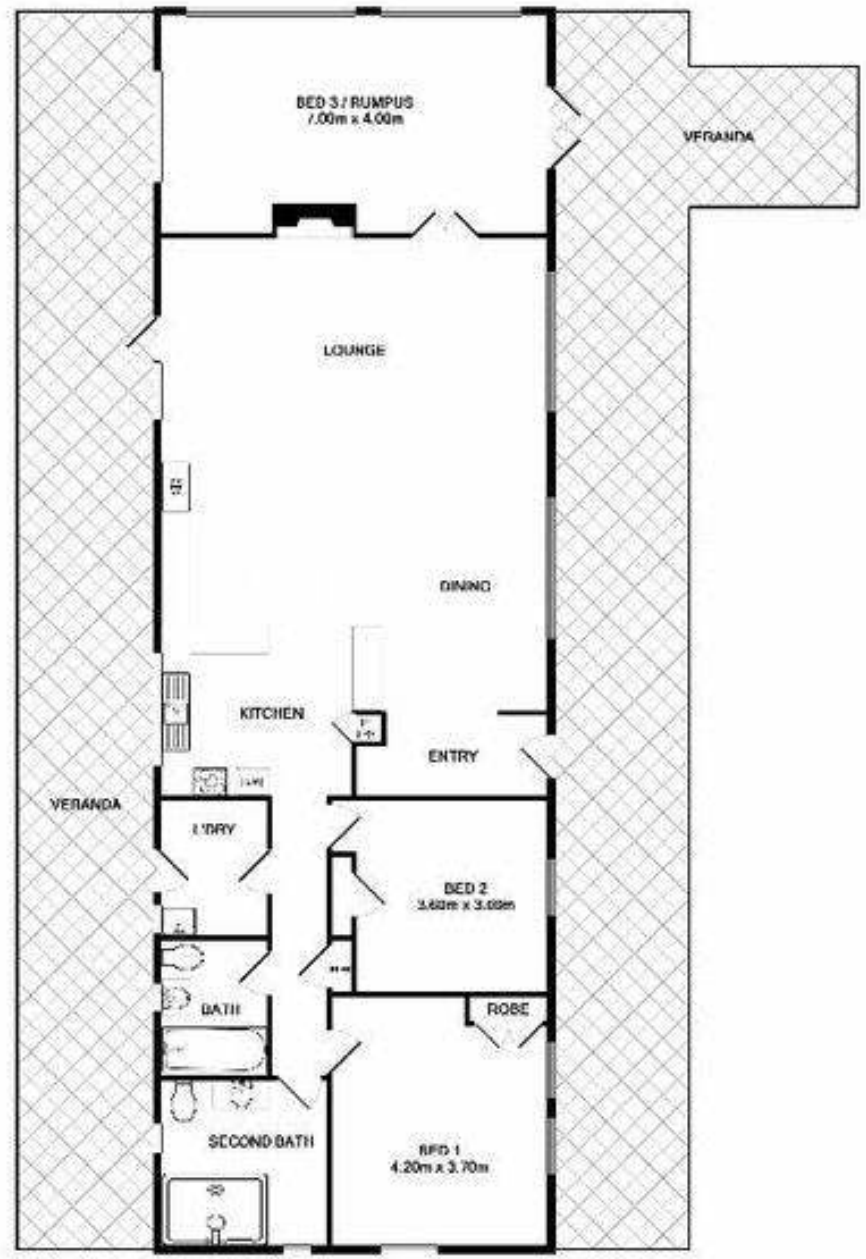
- Land Area 5.5 acres
- Bedrooms: 3
- Bathrooms: 2
- 8 car carport











Diagrams shown are approximate only. For full details, contact the nominated agent.