



644 Chiltern - Barnawartha Road, BARNAWARTHA, VIC 3688

Country Comfort Meets Practical Living on 10 Acres

Offering the perfect balance of comfort, practicality, and space, this updated four-bedroom, two-bathroom home with additional office or fifth bedroom has been designed for easy rural living. Warmed by wood-fire heating and framed by front and rear verandas, the residence captures multiple aspects for year-round enjoyment. A thoughtful floor plan provides versatile family spaces with well-maintained interiors that complement the surrounding countryside.

Property Features & Infrastructure:

- 10-acre allotment with well-laid-out paddocks, ideal for livestock or hobby farming
- Steel stockyards in excellent condition for easy livestock handling
- Reliable water supply with rainwater tanks and two dams.
- Excellent shedding and ancillary structures, including the current "Barnawartha Poultry" setup an impressive and functional operation with purpose-built housing, storage, and infrastructure that could continue as a poultry enterprise or adapt to other rural pursuits.
- plus a recreational "hut" overlooking the dam perfect for camping or weekend fun at

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TYPE: For Sale

INTERNET ID: 21P9450

SALE DETAILS

\$975,000-\$1,050,000

CONTACT DETAILS

Albury

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home.

- Established and well-planned gardens around the home
- Man Cave with well set out workbench
- Orchard plus a variety of natives and exotics enhancing amenity, shade, and appeal
- New or near-new fencing throughout to internal paddocks, well maintained and stock-ready.

Location Benefits:

Situated just minutes from Barnawartha township and its amenities, with easy freeway access to Wodonga and Albury, the property also enjoys close proximity to regional hubs and popular townships including Chiltern, Yackandandah, and Rutherglen. This prime position blends the tranquility of a rural lifestyle with the convenience of regional connectivity.

Lifestyle Appeal:

This is a true tree-change opportunity - a manageable acreage that delivers privacy, space, and versatility. Whether you're a hobby farmer, a family seeking a lifestyle upgrade, or "rural downsizers"/retirees looking for a turnkey semi rural setup, the combination of updated living, strong infrastructure, and 10 acres of usable land makes this property ready to enjoy from day one.

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

Other features: Carpeted

- Land Area 10 acres
- Bedrooms: 5
- Bathrooms: 2
- 5 car garage
- 3 car carport
- Ensuite
- Floorboards









