



## 553 Sandy Creek Road, SANDY CREEK, VIC 3695

### The Country Living You Have Only Imagined

Okay, picture this: You, a cup of coffee, and the gentle sound of the creek rolling by as the sun peeks over the trees. Yep - that's life at this serene slice of Sandy Creek, just a half-hour drive from Wodonga (but a world away from the hustle).

Set on a generous 12.5-acre parcel, this property offers not just one, but two charming homes. Perfect for extended family, guests, or maybe just a little space when you need it (becauseâ€! who doesn't?).

#### The Main Home:

- Three cozy bedrooms, all with built-in robes (yes, storage!).
- Open-plan living with a fireplace for those cool country nights, plus evaporative cooling and split system heating/cooling for the rest of the year.
- A combined bathroom/laundry and separate toilet - it just works.
- The kitchen's well-equipped, and honestly, it feels like home the second you walk in.

**TYPE:** For Sale

**INTERNET ID:** 21P9466

#### SALE DETAILS

**\$749,000**

#### CONTACT DETAILS

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

#### The Second Home:

- A loft-style bedroom - it's giving charming guest cottage energy.
- Sweet kitchen and separate bathroom/laundry setup.
- There's even a craft room you can access from an elevated deck - a dreamy spot to get creative or just sip something sparkling while the sun sets.

#### Let's Talk Storage (because we all have stuff!):

- A 6.3m x 7.2m shed with two extra storage spaces.
- A garden shed (3m x 3m) and a 15.4m x 5.7m undercover storage zone for whatever your hobbies (or tractors) may be.
- A double carport is attached to the second home, because convenience matters.

#### Extras You'll Love:

- Solar panels on the main home (eco-conscious and wallet-friendly).
- Rustic, relaxed country living at its most peaceful - with the creek literally in your backyard.
- 3 paddocks with fencing in fair condition
- 2 rain water tanks totalling 100,000 litres
- Pump on creek
- 2 wells for extra water
- A great property for horses

Whether you're craving a slower pace, space to breathe, or the kind of lifestyle where you can actually hear yourself think - this place has you covered.

Ready to write your next chapter? Let's talk.

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

\* The agent believes after conducting due diligence using price finder as a database reference there are no comparable properties to this home.

- Land Area 12.5 acres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 3 car carport

















