



29 Thompsons Lane, BARNAWARTHA, VIC 3688

Lifestyle, Space & Shedding - The Complete Country Package

Located in the popular township of Barnawartha, just moments from the main street and with easy freeway access, this well-maintained farmlet on just under 8 acres offers the peaceful country lifestyle you've been looking for.

The solid brick home, wrapped in a charming verandah, features three spacious bedrooms with built-in robes, a family bathroom with bath and separate toilet, and a large formal lounge with adjoining study. The updated kitchen includes stainless steel appliances-electric cooktop, wall oven and functional storage while the meals area with combustion heater and ducted evaporative cooling ensures year-round comfort.

A generous recreational/games room, accessed externally, provides an ideal space for a teenage retreat or mancave, complete with built-in bar. The spacious undercover alfresco area with decking, ceiling fans, and pot belly heater is perfect for entertaining in any season.

Shedding and vehicle accommodation are outstanding, including an oversized double garage, a 7x9m lined Colorbond shed with power, combustion heater and evaporative cooling, plus a 6x6m semi-enclosed lean-to. There's also a double carport with gated access and additional storage sheds at the rear.

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: 21P9591

SALE DETAILS

\$800,000 - \$850,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
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Jamie Maynard
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The property is well set up with seven rainwater tanks, town water, 5.1kW solar system, fenced paddocks, landscaped gardens, large dog run, and vegetable beds.

Just 15 minutes from Wodonga, this exceptional lifestyle property combines country comfort with excellent infrastructure - a rare find that's sure to attract strong interest.

Council rates | \$626.10 per quarter

Water Rates | \$73.57 per quarter plus consumption

Please phone for your private inspection.

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

- Land Area 8 acres
- Bedrooms: 3
- Bathrooms: 1
- 4 car garage









