



# 1 Montgomery Lane, BETHANGA, VIC 3691

## Continental Charm Meets Contemporary Comforts

Suspended on an elevated 3000m allotment surrounded by public reserves in historic Bethanga, this European-inspired home delivers evocative olde-worldie living with a modern flair. Situated 20mins from Albury Wodonga and just a short drive to the Hume Weir, you approach the home through its rustic timber gates and past the spectacular shed crafted to resemble a clock tower. The paved path leads to the inviting entry, with the front porch on the other side that showcases charming white balustrades, planter boxes and amazing outlooks across the valley, where one could enjoy a lifetime of morning coffees and evening wines. The Provincial-themed home presents with a light and bright formal lounge with a bay window to take in those views, and a heart-warmingly remodelled kitchen complete with timber counters, premium 1100mm oven, copper splashback and an operational wood-combustion stove, all with rich timber flooring and fresh paint both inside and out. All 3 bedrooms are good-sized and offer a reverse-cycle system each. The bathroom / European laundry has also been beautifully renovated, with timber panels and stencilling that strikingly contrast with the shower's copper sheeting. There's also an abundance of storage, a large reverse-cycle system in the formal lounge, glamorous light fittings and a commercial-grade cool room. Outdoor entertaining brings you out into nature, with an oversized alfresco to one side of the home, complemented by the amazing pergola on the opposite side with established Mediterranean flowering plants as a green canopy that immediately transport you to a dreamy Tuscan setting. The delights continue with a 5kw solar power system and Starlink Internet access. There's also 75,000 litres of water tank capacity and a 6m well. Now let's talk about the clock tower / shed. Lovingly created and clad in

**TYPE:** For Sale

**INTERNET ID:** 21P9833

### SALE DETAILS

**\$699,000**

### CONTACT DETAILS

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warm timbers, it features a highly unique manual cooling and ventilation system as well as mezzanine space, representing tremendous potential as a studio, cabin, or the most incredible workshop. With Kurrajong Gap Lookout a quick stroll away via its own back gate as well as plentiful nature walks and the charming Bethanga township finishing things off, come bask in the romance of European-style living whilst being just minutes from Albury Wodonga. Call now for inspection times.

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

- Land Area 3,000.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage















