



## 463 Lucyvale Road, LUCYVALE, VIC 3691

"GREENHILLS" 1930's Charming Farm House

**1.17 hectares, 2.90 acres**

Rare opportunity to secure a beautiful lifestyle property in the highly sought after Upper Murray district of North East Victoria. Only 30kms Corryong, and an hour to Albury/Wodonga.

This small acreage (approx 1.17HA) offers privacy surrounded by farmland and the opportunity for a horse or small number of livestock. The charming 1930's farmhouse has been lovingly renovated with rewired electrical, concrete stumps, new ceilings in dining and bedrooms with ceiling roses and Victorian Gutter cornice. Original Murray Pine floorboards, timber French doors from dining and master bedroom to the wide wrap around verandah. This two bedroom home features two split system air conditioners and a Nectre free standing fireplace for comfort year round. The roof and guttering has been recently replaced with Colorbond with the inclusion of gutter guards. There is solar hot water and a 2ML water license.

Significant gardens including a spectacular stand of established 100 year old Elm trees are a feature of this home. The wide verandahs are the perfect spot to enjoy the tranquility of this property while listening to Cudgewa Creek flowing past.

**TYPE:** Sold

**INTERNET ID:** 300P105340

**SALE DETAILS**

**\$520000**

**CONTACT DETAILS**

**Albury**

297 Schubach Street

Albury, NSW

02 6021 3355

**Reg Coulston**

0418 118 207

An old dairy and storage area are situated at the front of the property. There is steel framed machinery shed approx 12m x 6m and a carport with attached garage/workshop to provide ample storage.

Corryong has two schools, Corryong College is F - 12 and Sacred Heart Primary is F - 6. The school bus servicing both, stops outside the property.

- Land Area 1.172 hectares







