



60 Dairy Paddock Lane, COBRAM EAST, VIC 3644

Craftsman's Haven: An Ideal Home and Workspace. Perfectly Suited To Tradespeople and Families.

14.34 hectares, 35.43 acres

Inspired by renowned Australian architect - Glenn Murcutt.

Welcome to your riverside retreat, where the tranquil flow of the mighty Murray River meets the ancient River Red Gums. Nestled between the charming towns of Cobram and Yarrawonga, this rare gem of a property offers not just a residence, workshop and garaging but a lifestyle infused with the essence of quintessential Australian beauty.

Perched on 14.34 hectares (35 acres) of prime waterfront land, this is not just a home; with its distinctive Australian character, it endures as a model for responsive and responsible design. Picture yourself waking up overlooking Chinaman Lagoon with easy boat access to explore the wonders of the Murray at your leisure. The property's unique location, adjacent to the picturesque Chinaman Lagoon, provides a serene backdrop for every moment.

The heart of this property is the Australian Design Barn House, a masterful integration of shed and house engineering, measuring approx. 32m x 18.48m. It stands as testament to the beauty of functional design. With its high ceilings, rustic steel accents,

TYPE: Sold

INTERNET ID: 300P162969

SALE DETAILS

SOLD

CONTACT DETAILS

Euroa

27 Binney Street
EUROA, VIC
03 5795 2294

Christine Ford
0419 561 386

timbers, and expansive windows framing breathtaking views of the lagoon and surrounding landscape, this architectural marvel blends three distinct living zones and an enormous workshop and garaging area, all under one roof, each offering its own unique living and workspaces. With easy access to the residence through a convenient mudroom, this property epitomizes functionality and convenience.

The East Wing spans two levels and welcomes you with a large entertainer's deck leading into the central hub of the residence. Here, an open plan living, dining, and chefs kitchen beckons with its spaciousness and inviting ambience. The master bedroom, complete with ensuite and walk-in robe, provides a private retreat, while upstairs, another master suite with WIR, ensuite & balcony, 2 additional bedrooms with WIRs offer ample space for family or guests.

The West Wing, also spanning two levels with a separate external entrance, is ideal for intergenerational living or Airbnb. With lockable internal access from the East Wing living area, it features another living, dining, and kitchenette space, along with a TV room, master bedroom with BIRs, 2 shower rooms and separate WC. The living area opening onto a patio facing the lagoon. Upstairs, an additional two bedrooms incl. BIRs and separate WC, provide comfort and privacy for guests or family members.

Both wings are thoughtfully designed with quality finishes and modern amenities, including dishwasher, gas cooktop, electric ovens, split systems heating and cooling, evaporative cooling, ceiling fans, wood fireboxes ensuring comfort year-round. Additionally, the property is connected to the grid and includes 3-phase power for your workshop.

The garage (14m x 18m) and workshop (12m x 6m) provide ample space for builders/carpenters and other trades, plus storage for a caravan, mobile home, boat and farm equipment.

But perhaps the most remarkable feature of all is the water access. With a 13 ML delivery share from the creek, a bore, and two 22,500-litre rainwater tanks, the property offers an abundance of water for irrigation, ensuring lush greenery and fertile soil ideal for fruit trees, vegetable gardens, cropping, or grazing.

This is more than just a property; it's a lifestyle. A chance to escape the hustle and bustle of city life and reconnect with nature in all its glory. Experience the magic of riverside living and make this extraordinary Australian barn/house your own.

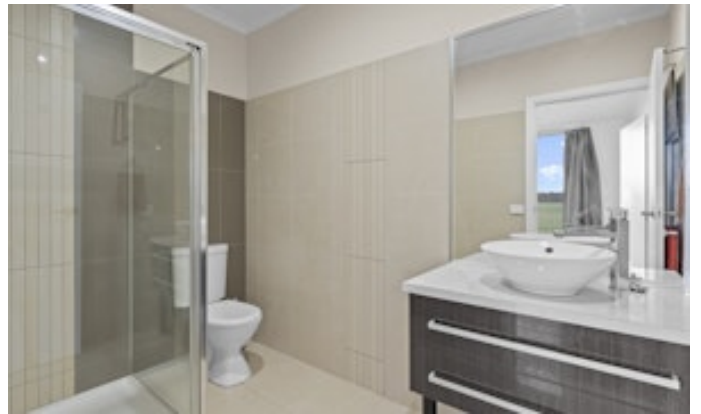
12 mins from Cobram, 20 mins from Yarrawonga and 2.5 hours from Melbourne.

- Land Area 14.34 hectares
- Bedrooms: 7
- Bathrooms: 6

HOMESTEAD

Bedrooms	7
Bathrooms	6









60 DAIRY PADDOCK LANE, COBRAM EAST



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