



115 Mount Bruno Road, MOUNT BRUNO, VIC 3675

A Peaceful, Self-Sufficient Lifestyle at the Foot of the Warby Ranges

17.48 hectares, 43.20 acres

Tucked away on 43 acres (17.47 ha) of gently sloping land, this unique property offers an exceptional blend of privacy, natural beauty, and sustainable living. Nestled on the quiet slopes of Mount Bruno, right at the edge of the Warby Ranges National Park, this retreat is the perfect escape from the everyday-while still being just a short drive from Wangaratta and surrounding regional centres.

Set in a stunning elevated position with sweeping views across the valley and surrounding hills, this well-established lifestyle property is ideal for those seeking to slow down, reconnect with nature, and embrace a more purposeful, self-reliant way of living.

Home with Heart â## Comfort, Character & Connection to Nature.

Lovingly renovated, the north-facing home blends rustic charm with contemporary comforts. With wide windows framing mountain views, every room connects you to the outdoors.

Key features:

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: 300P181495

SALE DETAILS

\$1,050,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street

Wangaratta, VIC

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Dave Colvin

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- Three spacious bedrooms plus a separate study
- Master suite with ensuite, walk-in robe, and private patio access
- Open-plan living with exposed brick fireplace and large picture windows
- New designer kitchen with induction cooktop, slow-combustion stove, ceramic butlers sink, dishwasher, porcelain benchtops, and artisan copper rangehood
- Reverse cycle air conditioning (ceiling cassette in open area and units in each bedroom) and solid fuel heating for year-round comfort
- Ceiling fans in every bedroom and new built-in wardrobes
- Dual lighting feature options; daytime and evening mood lighting.

Designed for Outdoor Living & Everyday Enjoyment.

Whether you're entertaining friends or soaking up a quiet afternoon, the outdoor spaces here are made for connection, to people and to place.

- Brick-paved front verandah, covered sitting zones, and central firepit with panoramic views
- Stunning saltwater naturalised pool with spa cascading into lower pool, framed by rock gardens and a fernery
- Expansive undercover alfresco area with built-in bar, wood-fired pizza oven, and fireplace
- Terraced gardens, perennial flowers, and native planting designed to thrive in local conditions

A Living Garden ### Abundance & Sustainability.

The property has been developed with self-sufficiency in mind, offering plenty of space to grow, harvest, and enjoy the rewards of country life.

- Established orchard with a variety of fruit trees including mature avocado trees
- Productive vegetable garden and raised beds ready for seasonal planting
- Large chicken enclosure for fresh eggs
- Two small vineyards that produce delicious fruit for personal use
- Multiple sheds, a lock-up workshop, woodshed, and undercover parking

Ready for the Future ### Sustainable Infrastructure.

With excellent water security, modern energy systems, and thoughtful infrastructure, this property supports an off-grid or low-impact lifestyle without compromising comfort.

- Over 350,000 litres of water storage, fully reticulated
- 10.8kW solar power system with 24 panels
- Heat pump hot water system
- 20m x 7m steel-framed shed and additional outbuildings
- Rural Conservation Zoning (RCZ), supporting flexible land use

- Low-maintenance landscaping designed to support native wildlife and reduce water use

Location ### Nature at Your Doorstep.

- Walk or cycle straight into Warby Ranges National Park, with its renowned walking tracks, birdwatching, wildflowers, and mountain biking trails
- 15 km to Wangaratta, 29 km to Benalla, and 35 km to Yarrawonga
- Surrounded by peaceful bushland and open skies, yet never too far from town or gourmet regions like King Valley and Rutherglen

A Place to Grow, Create, and Breathe.

'Hidden Gem', 115 Mt Bruno Road, is more than a home, it's a way of life. Whether you're dreaming of living off the land, creating a family haven, or simply enjoying the beauty and space of the high country, this property offers the canvas to live sustainably and soulfully.

- Land Area 17.48242 hectares
- Building Area: 186.00 square metres
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2
House Area	186.00 square metres









115 Mt Bruno Road, Mt Bruno

Elders



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