

## 3440 Wangaratta-Yarrowonga Road, BUNDALONG SOUTH, VIC 3730

Peaceful Rural Lifestyle on Approx. 19.2 Acres abutting Ovens River State Forest.

A unique lifestyle opportunity set on approximately 19.2 acres (7.8Ha), this picturesque property backs directly onto the Ovens River State Forest and offers the perfect blend of privacy, space and rural charm. Ideally positioned just minutes from Bundalong, with an easy commute to Yarrowonga-Mulwala and Wangaratta, this versatile holding is perfectly suited to horse enthusiasts, hobby farming or those simply seeking a peaceful country escape.

Privately positioned towards the rear of the property, the comfortable family residence enjoys tranquil outlooks across natural bushland surrounds. The home comprises three bedrooms plus a study, two bathrooms and offers two distinct living zones designed for relaxed family living. Character features include timber raked ceilings, an open fireplace, wood heater and split-system air conditioning, while the wrap-around verandah and covered outdoor entertaining area provide the ideal spaces to enjoy the serene setting year-round. A double lock-up garage further complements the home.

The property is exceptionally well-equipped with a range of practical improvements including freshwater bore, abundant rainwater storage, water allocation, stock troughs and solar panels. Multiple shedding options cater perfectly for trades, machinery

**TYPE:** For Sale

**INTERNET ID:** 300P184896

**SALE DETAILS**

**\$1,249,000**

**CONTACT DETAILS**

**Elders Real Estate  
Yarrowonga**  
48 Belmore Street  
Yarrowonga, VIC  
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**Xavier Leslie**  
0409 324 037

storage or recreational vehicles, with several sheds featuring high-clearance roller and sliding doors ideal for large machinery, boats or caravans.

Offering a rare combination of lifestyle, functionality and location, this is an outstanding opportunity to secure your own private rural retreat in a highly sought-after region.

Other features: Bush Retreat, Carpeted, Exhaust, Heating, High Clearance, Openable Windows, Pool, Roller Door Access

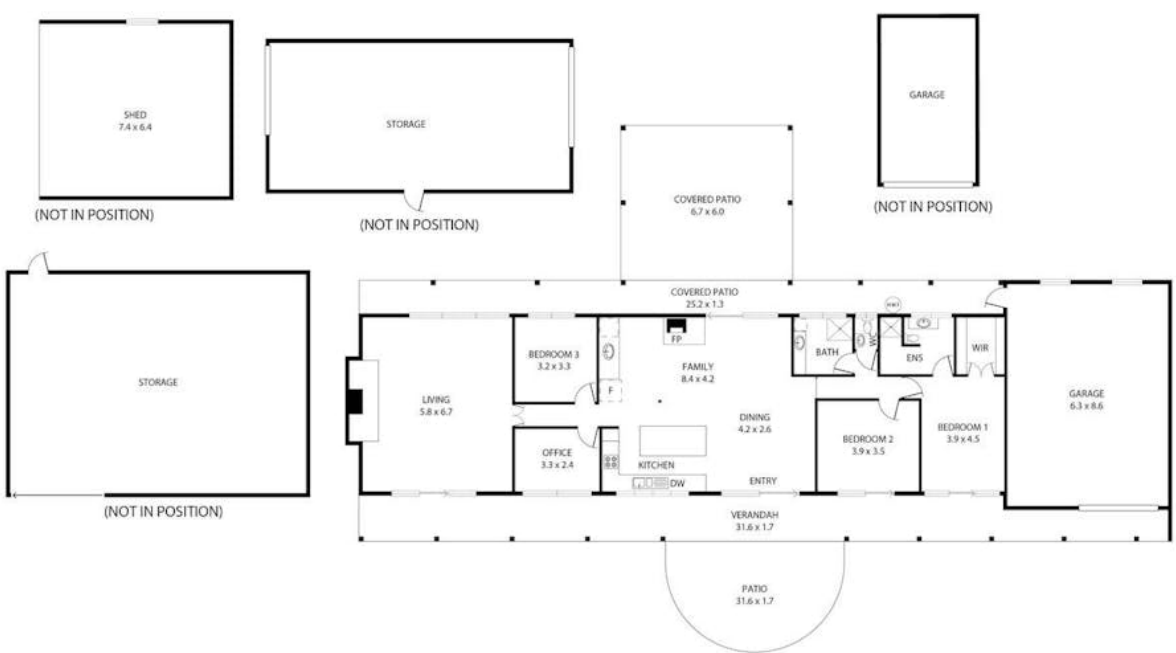
- Land Area 19.2 acres
- Bedrooms: 3
- Bathrooms: 2
- 12 car garage
- Double carport
- Ensuite







# 3440 Wangaratta-Yarrawonga



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Leigh Ramsdale  
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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.