



## 40 Crosses Road, INDIGO VALLEY, VIC 3688

A unique rural lifestyle holding situated on the edge of the charming township of Barnawartha

**37.35 hectares, 92.29 acres**

Elders Rural Services Australia Limited are delighted to present for sale 'Macquarie Lodge', a unique rural lifestyle holding situated on the edge of the charming township of Barnawartha with Indigo Creek frontage.

'Macquarie Lodge' occupies a versatile 37.35 hectares (92.29 acres)\* of highly versatile land. The property comprises an extensive brick veneer three-bedroom residence, set within a mature garden setting, with excellent support infrastructure and an abundant natural water supply.

Located in the idyllic Indigo Valley within proximity to the highly regarded Rutherglen and King Valley wine districts, gourmet townships of Beechworth and Yackandandah, whilst also being situated near the Hume Highway, creating an easy commute to Albury Wodonga and Melbourne CBD.

### Key Features

**TYPE:** For Sale

**INTERNET ID:** 300P185259

**SALE DETAILS**

by Expression of  
Interest

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Henry Mackinnon**  
0408 408 299

- Total land area 37.35 hectares (92.29 acres)\*
- Extensive primary residence including three spacious bedrooms, three bathrooms and outdoor amenities, open plan kitchen, extensive walk-in pantry, dining and living area, formal dining area, laundry/mudroom, study/office, four-car garage (currently being converted to extra accommodation), outdoor entertaining and BBQ area, in addition to a fully lockable three-car garage
- Quality working improvements, including one set of steel cattle yards, including an undercover working area, fully enclosed machinery shed (10m x 7m), older machinery shed (11m x 5m) with concrete floor, extensive hay shed (10m x 10m), large machinery shed (10m x 7m) with earth floor, fully enclosed workshop (11m x 6m) with concrete flooring, lighting and power, horse stables, in addition to sundry shedding
- Extensive dual frontage to the Indigo Creek, including numerous camping sites, in addition to a charming hut
- Strategically subdivided into 12 paddocks with one paddock having a horse shelter and two including stables
- Abundant natural water supply via two equipped bores, rainwater storage and dual frontage to Indigo Creek, in addition to a network of stock troughs
- Situated in the scenic Indigo Valley which offers access to some of North East Victoria's greatest natural attractions
- Highly versatile land ideally suited to a range of lifestyle and agricultural endeavours, including livestock and/or equine pursuits
- Ideally located 2km\* NE of Barnawartha, 27km\* SW of Albury/Wodonga, 29km\* NW of Yackandandah, 35km\* N of Beechworth and 301km\* NE of Melbourne CBD

'Macquarie Lodge' is being offered for sale via Expression of Interest closing Thursday 30th October at 4pm AEDT.

For further information please contact Henry Mackinnon 0408 408 299 or Nick Myer 0427 610 278

\* denotes approximately

- Land Area 37.35 hectares
- Bedrooms: 3
- Bathrooms: 3



**HOMESTEAD**

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>3</b>











