



912 Upper Lurg Road, UPPER LURG, VIC 3673

Elevated Rural Lifestyle Opportunity EPR \$900k to \$975k

65.76 hectares, 162.50 acres

Positioned high in the picturesque rolling hills of Lurg, this circa 2011 Hebel brick-rendered home captures breathtaking rural and alpine views in every direction.

Thoughtfully designed to maximise its elevated setting, the 3-bedroom, 2-bathroom residence boasts spacious open-plan living that opens onto a generous Merbau deck – the ideal place to unwind and take in the expansive scenery.

Live sustainably with a fully off-grid 4.8kW solar power system, 18 gel battery storage units, and a backup wind generator. Comfort is assured year-round with wood burner heating, ducted air conditioning, solar hot water (with instant gas backup), and a gas cooktop.

Practical features include a double garage that is wired for a roller door, and 45,000 litres of rainwater storage.

TYPE: For Sale

INTERNET ID: 300P185449

SALE DETAILS

**AUCTION – Friday
October 10th, 2pm on
site**

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
03 5721 2036

Dave Colvin
0407 500 239

The productive, undulating land is divided into 10 main paddocks and offers excellent water security via 8 dams. Farm infrastructure includes a wool shed, an old dairy, and a number of older sheds in varying condition.

For buyers ready to invest some time and effort, this property presents an outstanding opportunity to add value. With improvements to the home, fencing, and infrastructure, it has the potential to become a highly rewarding rural holding.

Property must be sold â## Reasonable offers considered prior to Auction.

- Land Area 65.761417 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2







