



## 107 Petticoat Lane, EAST WANGARATTA, VIC 3678

Rural Lifestyle Living Just 10 Minutes from Wangaratta

**48.97 hectares, 121.00 acres**

Set across 121 acres of gently undulating farmland, this striking double-storey A-frame residence, crafted from cedar and bluestone, makes the most of its rural setting with sweeping views of the surrounding countryside.

The home offers four bedrooms plus a dedicated study, including a master suite with its own ensuite. Designed for flexible family living and entertaining, it features multiple living zones, formal, informal, and rumpus, alongside a stylish granite-topped kitchen that blends elegance with practicality. Vaulted Oregon cathedral ceilings, double-glazed windows, wood heating, split-system air conditioning, and evaporative cooling ensure year-round comfort. Additional interior highlights include floating floors, cedar doors, and charming cottage-style windows.

Suited for outdoor living, the property has established gardens, a saltwater in-ground pool, and a spacious undercover entertaining area, ideal for relaxing or entertaining on warm summer days. Energy efficiency is a key feature, with 24 solar panels helping to reduce ongoing energy costs.

**TYPE:** For Sale

**INTERNET ID:** 300P185667

**SALE DETAILS**

**\$1,540,000**

**CONTACT DETAILS**

**ELDERS WANGARATTA**

24 Rowan Street  
Wangaratta, VIC  
03 5721 2036

**Dave Colvin**  
0407 500 239

The land is well suited for livestock, with the seasonal, tree-lined Crab Hole Creek flowing through the property. It also includes a reliable dam, steel cattle yards, a fitted bore, with reticulated water, and good boundary fencing. For those seeking self-sufficiency, there are established vegetable gardens, chicken runs, a lock-up shed, and good supporting infrastructure, including a 9m x 15m Colorbond shed and a two-car carport with lock up shed.

Offering a balance of farming and lifestyle living, this holding offers a rare opportunity to secure a quality farm/lifestyle property just minutes from Wangaratta.

- Land Area 48.966963 hectares
- Bedrooms: 4
- Bathrooms: 3

## HOMESTEAD

Bedrooms	4
Bathrooms	3











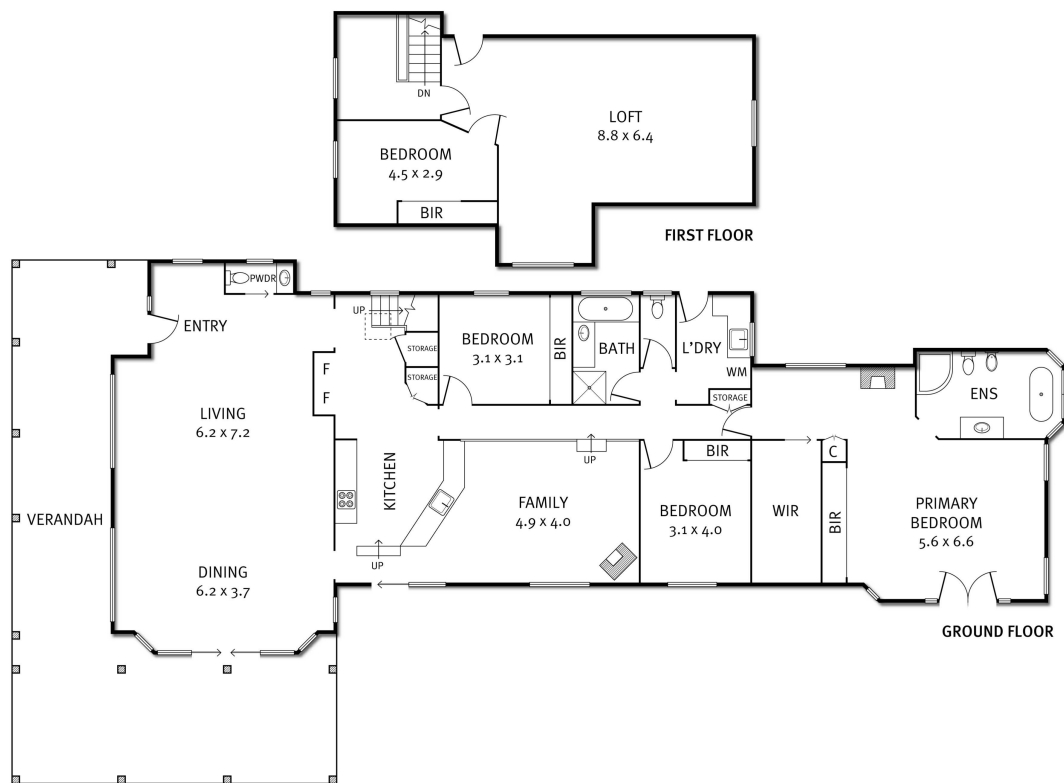






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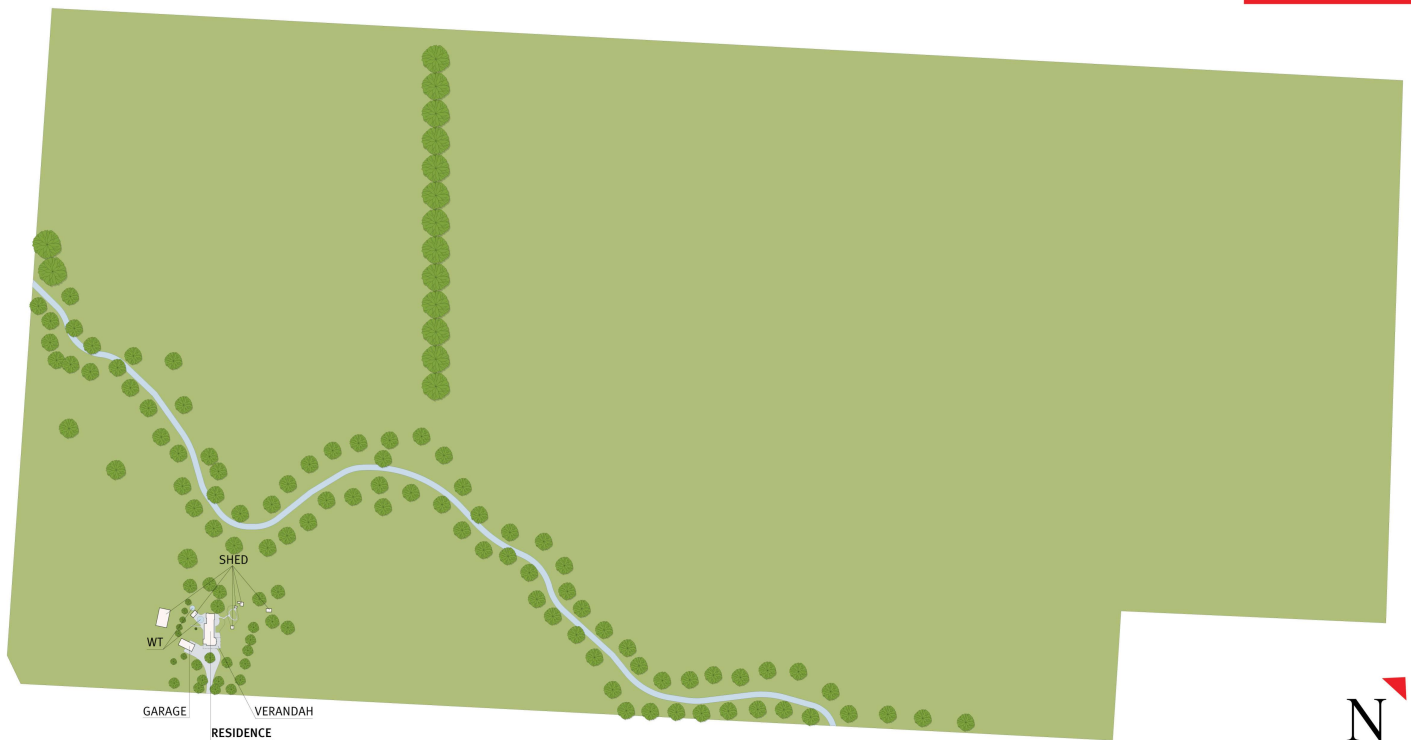
Elders



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