



2 Avoca Lane, GLENROWAN, VIC 3675

Lifestyle Living at the foot of the Warby Ranges

Tucked away in the tightly held Hamilton Park estate, this three-bedroom home offers the perfect blend of lifestyle, privacy, and convenience. Positioned at the base of the stunning Warby Range National Park, the property enjoys sweeping views across to the snow-capped Alpine ranges.

The home features three bedrooms with built-in robes, two bathrooms, a spacious open-plan living area and a large multi-purpose extension, ideal as a second lounge, rumpus, or work-from-home studio. An updated kitchen, solar system, split-system heating and cooling, and wide verandas ensure year-round comfort and efficiency.

Set on a generous 3,467m² undulating block, the property is a true garden sanctuary. Established native plantings, rose gardens, vegetable beds and fruit trees create a private oasis, nurtured with care by the current owners. Designed to encourage birdlife and native species, the gardens are a genuine wildlife mecca, offering a tranquil connection with nature. The gardens are supported by a concrete water tank, dedicated firefighting tank and sprinklers throughout. Hamilton Park also has its own private water scheme and a community hub centre with tennis courts, playground, BBQ area, and regular community activities - providing a warm, family-friendly environment for residents.

TYPE: For Sale

INTERNET ID: 300P186059

SALE DETAILS

\$690,000

CONTACT DETAILS

ELDERS WANGARATTA

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Wangaratta, VIC
03 5721 2036

Dave Colvin
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For the hobbyist or tradesperson, there's a 10m x 6m lock-up shed with power and concrete floor, plus an additional garage for secure parking.

Perfectly positioned just off the Hume Freeway, the property offers an easy drive to Wangaratta, Glenrowan's historic "Ned Kelly Country," and the region's renowned food, wine, and tourism destinations. Winton Motor Raceway is also within close reach, adding to the lifestyle appeal.

This hidden gem offers peace, privacy, and a lifestyle in a convenient location.

- Land Area 3,465.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Double carport

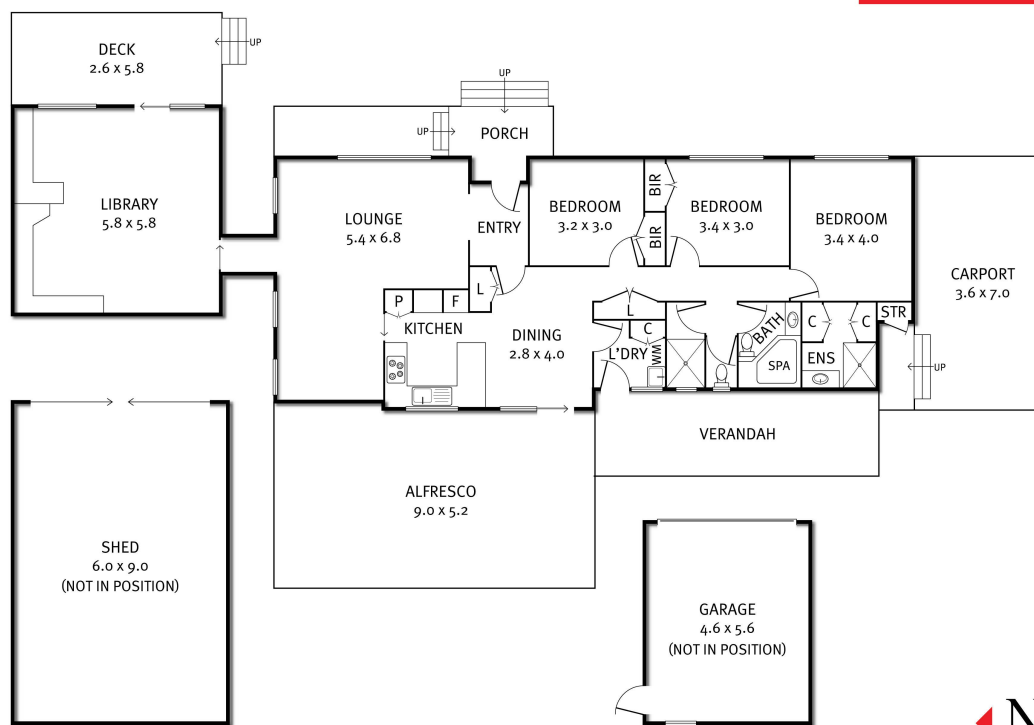
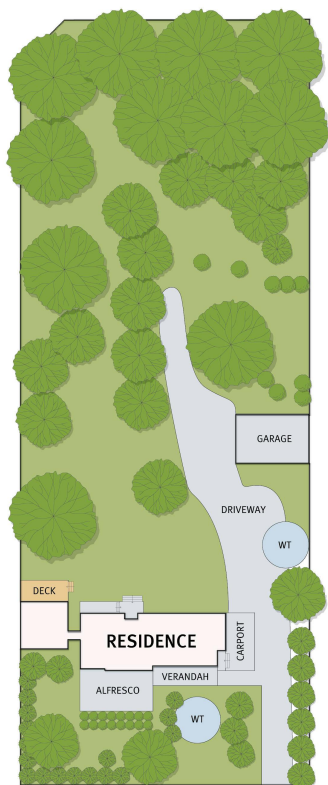








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