



8 Abbott Street, WILBY, VIC 3728

A Private Off-Grid Sanctuary with Subdivision Potential.

Set on an expansive 1.02 hectare (approx.) allotment this near-new residence delivers the perfect fusion of modern country living, total self-sufficiency, and future development potential - all within a peaceful Wilby setting.

Thoughtfully designed for comfort and efficiency, the beautifully presented three-bedroom, two-bathroom home is fully off-grid, powered by a quality solar system with backup generator, offering freedom from rising energy costs without compromising lifestyle.

Contemporary interiors flow effortlessly to outdoor living, where a heated in-ground swimming pool and undercover entertaining area create a resort-style haven for year-round enjoyment.

The property is fully fenced with secure paddocks, making it ideal for families, hobby farmers or those seeking space and privacy. A large shed with two roller doors plus a lean-to carport provides outstanding storage for boats, caravans, trailers and machinery, while remote-controlled front gates add security and convenience.

TYPE: For Sale

INTERNET ID: 300P191172

SALE DETAILS

\$649,000

CONTACT DETAILS

**Elders Real Estate
Yarrawonga**
48 Belmore Street
Yarrawonga, VIC
03 5743 9500

Leigh Ramsdale
0408 385 150

With its generous land size and layout, the property also presents exciting subdivision potential (STCA) - a rare opportunity to enjoy now while planning for the future.

Property features include:

- Approx. 1.02Ha (2.5 acres) with subdivision potential (STCA).
- Near-new 3-bedroom, 2-bathroom home.
- Fully off-grid solar system with backup generator.
- Heated in-ground pool with undercover entertaining area.
- Fully fenced house yard and paddocks.
- Large shed with 2 roller doors & lean-to carport providing ample storage.
- Remote access front gates for privacy and security.
- Peaceful rural setting close to Yarrawonga & Mulwala amenities.

This is a rare offering combining sustainability, space, lifestyle luxury and long-term upside - a standout opportunity in the rural township tightly of Wilby.

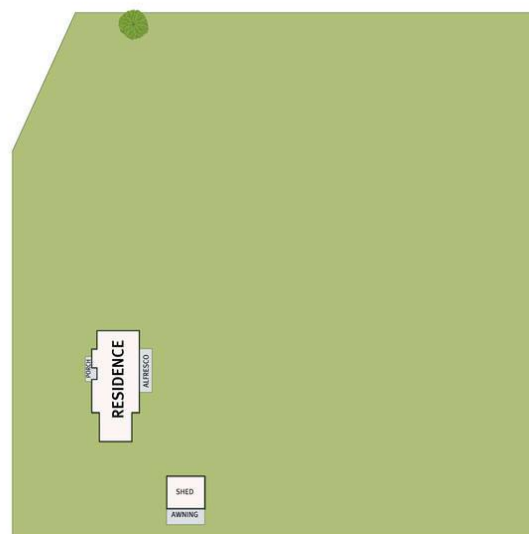
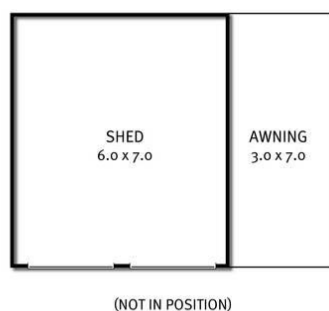
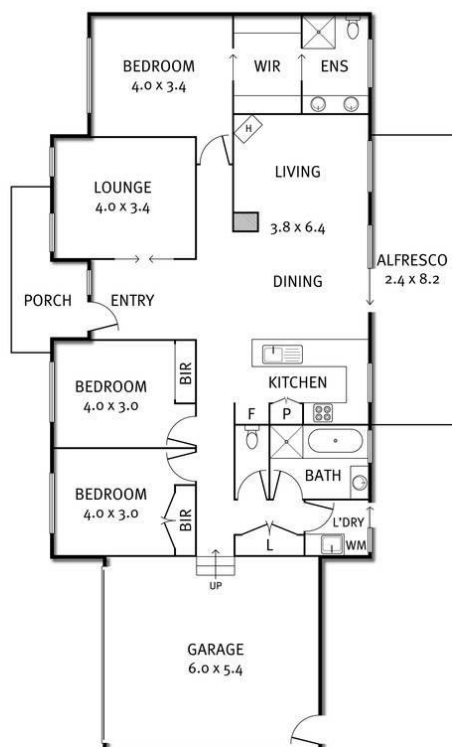
Other features: Carpeted, Exhaust, Heating, High Clearance, Openable Windows, Pool, Roller Door Access

- Land Area 1.02 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Single carport
- Ensuite





8 Abbott Street, Wilby



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.