



68 Cobrawonga Road, COBRAM EAST, VIC 3644

Escape to the Country – 22 Acres of Privacy, Potential & Rural Lifestyle.

8.90 hectares, 22.00 acres

Nestled between Yarrowonga and Cobram and only moments from the picturesque Murray River State Forest, this exceptional lifestyle property offers approximately 22 acres of highly versatile land within a Rural Activity Zone, providing the ideal setting for hobby farming, business pursuits, recreational enjoyment or simply embracing a peaceful country lifestyle.

Framed by established tree-lined boundaries to both the eastern and western sides, the property enjoys an outstanding sense of privacy and seclusion while remaining conveniently located to the amenities of both Yarrowonga and Cobram.

Designed with practicality and enjoyment in mind, the property's central hub is a substantial principal shed incorporating comfortable self-contained living quarters, garage and storage space, plus a fantastic indoor/outdoor entertaining area complete with a pot belly fireplace – perfect for year-round gatherings with family and friends.

Further enhancing the property's appeal is a four-bay open-fronted machinery shed,

TYPE: For Sale

INTERNET ID: 300P196160

SALE DETAILS

\$660,000

CONTACT DETAILS

**Elders Real Estate
Yarrowonga**
48 Belmore Street
Yarrowonga, VIC
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Xavier Leslie
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additional vehicle and equipment storage provided by two shipping containers supporting a large protective shelter, and an extensive network of crushed rock driveways and hardstand areas ensuring easy access to all improvements regardless of season.

Water security is well catered for with a freshwater bore and approximately 180,000 litres of rainwater storage, offering excellent capacity for domestic, agricultural or recreational requirements.

Whether you're seeking a private rural retreat, a base for your business operations, space for machinery and equipment, or simply room to enjoy the great outdoors, this unique acreage presents an outstanding opportunity to secure a versatile lifestyle holding in a tightly held and highly desirable Murray River region.

Property Highlights:

- * Approximately 22 acres of Rural Activity Zoned land.
- * Ideally positioned between Yarrowonga and Cobram.
- * Only metres from Murray River State Forest.
- * Established tree-lined boundaries providing exceptional privacy.
- * Principal shed with self-contained living quarters.
- * Indoor/outdoor entertaining area with pot belly fireplace.
- * Extensive garage and storage facilities.
- * Four-bay open-fronted machinery shed.
- * Additional vehicle storage with large shelter and shipping containers.
- * Freshwater bore.
- * Approx. 180,000 litres of rainwater storage.
- * Extensive crushed rock driveways and infrastructure access.
- * Ideal for hobby farming, business operations or lifestyle living.

A rare opportunity to secure acreage, infrastructure and privacy in one of the district's most sought-after rural lifestyle locations.

- Land Area 8.903084 hectares
- Bedrooms: 1
- Bathrooms: 1

HOMESTEAD

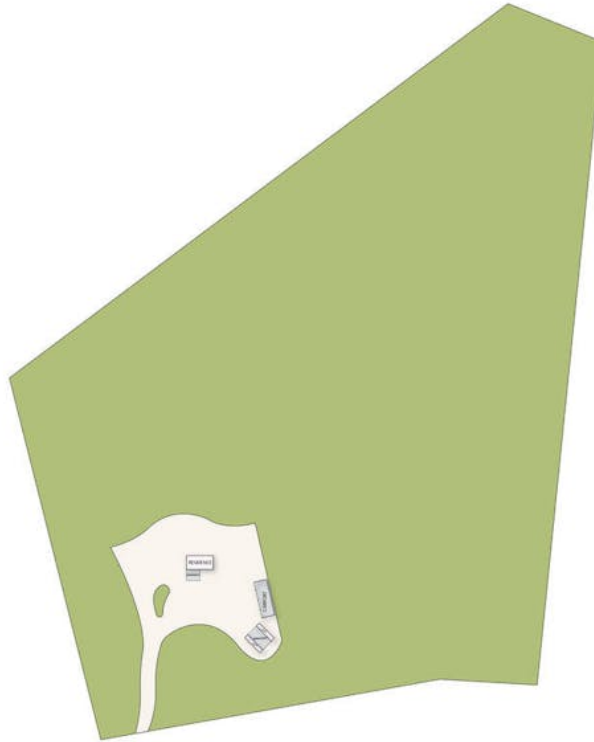
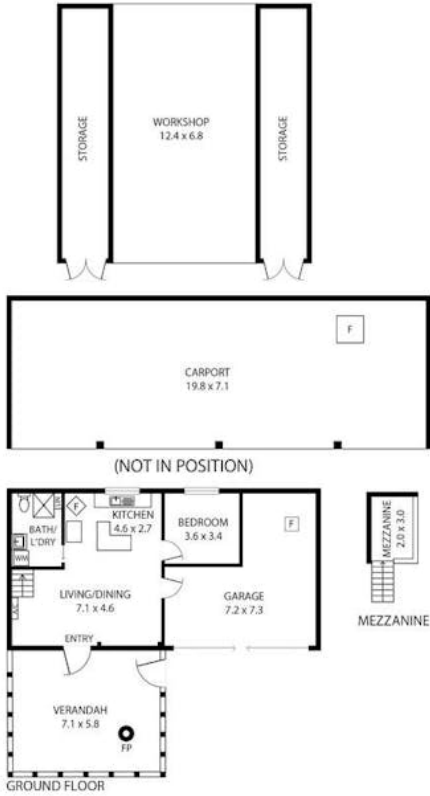
Bedrooms	1
Bathrooms	1







68 Cobrawonga Track, Cobram East



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