



275 O'DEA Road, MOLYULLAH, VIC 3673

MOLYULLAH VALLEYS WILLOW VALE OFFERS A FAMILY HOME ON 14 AC WITH EASY NORTH EAST ACCESS

5.57 hectares, 13.75 acres

In Victoria's north east valleys well founded rural lifestyle or family type hobby farm properties for sale are currently in short supply.

This makes the listing of Willow Vale at 275 O'Dea Road Molyullah a timely opportunity.

Elders Real Estate in Wangaratta has listed Willow Vale for private sale with a price expectation of a \$935,000 sale.

With a bitumen road frontage and within about twenty five minutes of the major regional city of Benalla, Willow Vale has an impressive presentation in an idyllic and attractive rural valley location.

The vendors who have a long held appreciation of rural living are downsizing and retiring into an established country town near their family.

That said, over recent years they have completed a major renovation of the 1940's era original solid homestead.

TYPE: Sold

INTERNET ID: 300P22805

SALE DETAILS

\$935,000

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
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Michael Everard
0408 653 161

With four bedrooms, a fully equipped kitchen and copious living areas it now presents as a comfortable family home with nothing left to do.

In the garden area is a separate single bedroom and fully self-contained cottage which would be ideal for an elderly relative, a teenage child, or just as overflow accommodation.

All the buildings are set in an attractive garden block with at least two specimen trees of a maple and a claret ash.

There is a total of 170,00 litres of rainwater storage while the home garden area has an extensive vegetable garden and a four metre by four metre hothouse for herb or similar intensive production.

The Willow Vale holding has an area of 5.6 hectares, or 14 acres, with a permanent creek with majestic old river red gums and willows on its banks that runs through the property.

There is a 2.4 mega litre Stock and Domestic water right attached with a pump and water distribution system feeding a network of stock troughs and with further capacity to support an irrigation system should the purchaser want to implement some intensive farming opportunity.

There is a three paddock subdivision with stock proof fencing and the vendors have been running poddy calves on a farm neighbour's behalf.

And for a family interest there is a local primary school with school bus pickup for state or private schooling opportunities in the nearby centres of Benalla and Wangaratta.

Elders Real Estate Agent Michael Everard says that Willow Vale in the Molyullah Valley just east of Benalla is the sort of well set up homesteading or rural lifestyle property that he will delight in showing to purchasers seeking a top location with a family home that has been very well restored -by the vendors and presents impressively.

"It also has a good scale of productive acreage that is ideally suited up to run some lifestyle ventures.

"The water resources from the spring fed reliable creek that runs through Willow Vale affords excellent water resources and has development potential.

"With the demand we are seeing for rural lifestyle properties I am not expecting Willow Vale to remain available for sale for long".

For more information contact Willow Vale's selling agent Elders Real Estate in Wangaratta and Michael Everard on 0408 653161.

House Features include

1. Double Glassed Windows
2. Fly screens, fans and Safety Glass Windows to fully seal rear verandah
3. Wood stove heater in verandah
4. 110cm Bellings Richmond Stove with 7 Gas Cooker and 4 electric ovens
5. Schweigen Commercial Grade Kitchen Extraction System
6. 2 Instant Electric boosted gas Hotwater Heaters
7. 5kW Solar system includes 16x315kW panels and a 5kW Fronius Inverter
8. 6.5 Kva hard wired Diesel Generator

9. Full house electrical re-wire with upgraded power board
10. Mitsubishi Heavy duty ducted Heating and Cooling
11. Arrow Wood Heater with electric fan in Lounge
12. Ceiling Fans to all rooms except kitchen
13. Extracting fans and IXL heaters to bathrooms
14. Heated mirrors in Ensuite and second bathroom
15. 32 mm solid red gum deck wrapping around front and eastern side of house
16. Permanently fixed 3 x 3 pivoting umbrella

Selling Features - outside

17. 2x 20 ft Woodland Grey Shipping Container with additional doors and air vents
18. 180,000 litres storage of rainwater with pump and plumbing to house and cabin
19. 2.4mg Water licence from permanent running creek
20. Electrical pump and plumbing to external taps from creek for gardening
21. Double 6m x 6m garage with walls fully lined and insulated with TV point and reverse cycle heating and cooling attached to 3m x 6m carport
22. 4mtr x 4mtr Polycarbonate Sproutwell Greenhouse with pots and stands
23. Installed bridge over creek
24. All paddocks fully fenced

Selling Features - Cabin

25. 1 bedroom cabin with small ensuite including shower, toilet and basin.
26. Electric hot water unit
27. Reverse cycle heating and cooling unit 2.5kw
28. Kitchenette

- Land Area 5.566 hectares
- Bedrooms: 5
- Bathrooms: 3

HOMESTEAD

Bedrooms	5
Bathrooms	3









