

300 Warby Range Road, GLENROWAN, VIC 3675

WELL LOCATED QUALITY MUDBRICK FAMILY HOME ON ACRES ON THE GLENROWAN-WANGARATTA BOUNDARY

16.19 hectares, 40.00 acres

A well located quality mud brick family home that is only twelve kilometres to the south of central Wangaratta and lesser distance north of Glenrowan.

Located at 300 Warby Range Road the main road linkage between Glenrowan and Wangaratta.

With a long main bitumen road frontage of 590 metres the property has a land area of 16.11 hectares or 39.8 acres of attractively pasture and woodland with its rear boundary.

On the property is a well sited classic mud brick family home with an area of 278 sqm or 30 squares. Thought to have been professionally built in the late 1980s.

built with a heavyweight frame of structural Red gum posts and Oregon beams the home is copious in form and offers three large bedrooms and two bathrooms. Quality pressed mud bricks were also used in the construction.

There is a 5kW solar system installed plus a boiler powered in slab hydronic heating

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TYPE: Sold

INTERNET ID: 300P73665

SALE DETAILS

UNDER CONTRACT

CONTACT DETAILS

ELDERS WANGARATTA

24 Rowan Street
Wangaratta, VIC
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system which helps to ensure comfortable living at all points of the season.

The principal living rooms of lounge, dining and kitchen open out onto a spacious outdoor deck or patio area on the northern side.

Accessible via several French doors this makes the home light filled as well as giving great access to the garden and outdoor areas and to take in the rural aspect and views over adjoining farmland.

The home also has a shower and separate toilet to effectively form a wet or mud room at the second entry point from the garden.

The home has been very well maintained and is hidden away behind attractive established natural plants to create a delightful environment.

There is also substantial water storage including tankage of 125,000 litres capacity which conserves the runoff from the substantial Colourbond roof.

Outdoors there is a double car garage plus a steel workshop and shed storage space.

The level land area is boundary fenced by an electric fencing system with internal subdivision into four paddocks, with three dams for stock water.

The owner is currently running sheep and cattle previously. There is a set of yards to suit.

The land area includes a portion of unused road reserve held under a ninety-nine-year lease that is within the fenced area.

About half the land area as lightly forested remnant vegetation with grasses beneath which provides good grazing material,

The owner is the third owner since the home was constructed and has added personal features including blinds to provide an impressive presentation.

The home is ideally suited to provide great family living,

The Warby Ranges are a nearby landscape feature as well as easy access to both Glenrowan and Wangaratta townships. The property will ideally suit a local family wanting to embrace lifestyle living on acreage with many choices for a livestock venture.

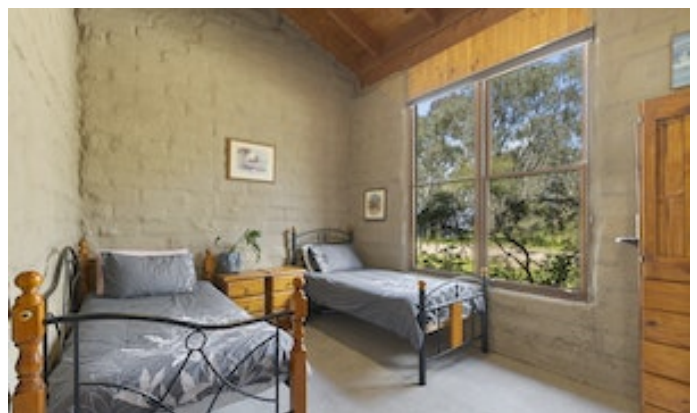
It is an ideal base for a family wanting to move to the country yet be near great centres for employment, education, community and retail services.

- Land Area 16.187426 hectares
- Building Area: 270.00 square metres
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2
House Area	270.00 square metres

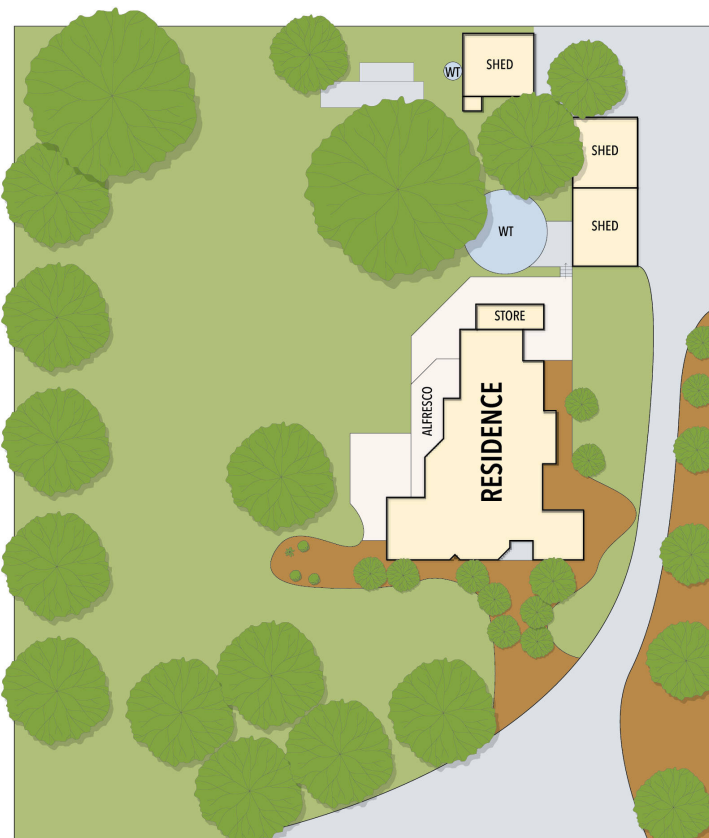
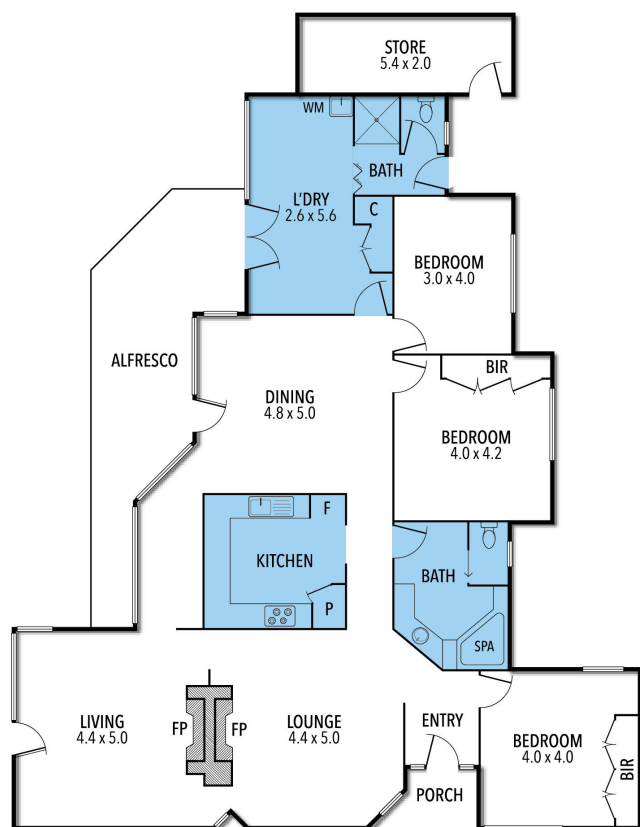








300 WARBY RANGE ROAD



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