

*Elders*



## For Sale

1368 CARBOOR-EVERTON ROAD,  
BOBINAWARRAH

BED BATH CAR

4

2

2



# Modern Off-Grid Lifestyle Property with Alpine Views

Escape to the countryside of Northeast Victoria with this 120-acre lifestyle and farming property, perfectly positioned in the renowned food and wine region and within easy reach of the alpine ski fields.

Set against a stunning backdrop with elevated views to the Alpine Ranges and Mt Buffalo, this property offers the ultimate blend of productive land, modern off-grid living, and lifestyle appeal.

The contemporary 2017-built Simonds home is designed for comfort and practicality, featuring four spacious bedrooms, including a generous master suite. The open plan kitchen and living area forms the heart of the home, complemented by an extra-large walk-in pantry, ideal for families or those embracing self-sufficient living.

Enjoy year-round comfort with split system heating and cooling, while the expansive undercover outdoor entertaining area provides the perfect space to relax and take in the breathtaking surroundings.

#### Property Features:

- 120 acres (approx.) of productive farming land

- Modern 4-bedroom Simonds home (built 2017)
- Large master bedroom and open plan living
- Extra-large walk-in pantry
- Expansive undercover outdoor entertaining area with elevated views
- Fully off-grid with 20kVA solar system and 2 x 10kVA batteries
- Electric hot water with instant gas backup
- Backup generator for peace of mind
- Split system heating and cooling
- Double garage plus double carport

#### Land & Infrastructure:

- Gently undulating land with excellent stock shelter
- Productive clover and rye pastures suited to cattle grazing
- Average annual rainfall of 750–800mm
- Well-fenced into 8 main paddocks
- Steel cattle yards with crush
- Laneway to yards for ease of cattle movement
- 4 x 22,500L rainwater tanks
- 4 x Dams
- Established fernery and evolving gardens

Perfectly suited for those seeking a rural

#### PRICE

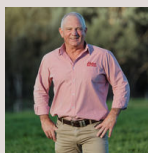
\$1,295,000

#### LAND

120 ACRES

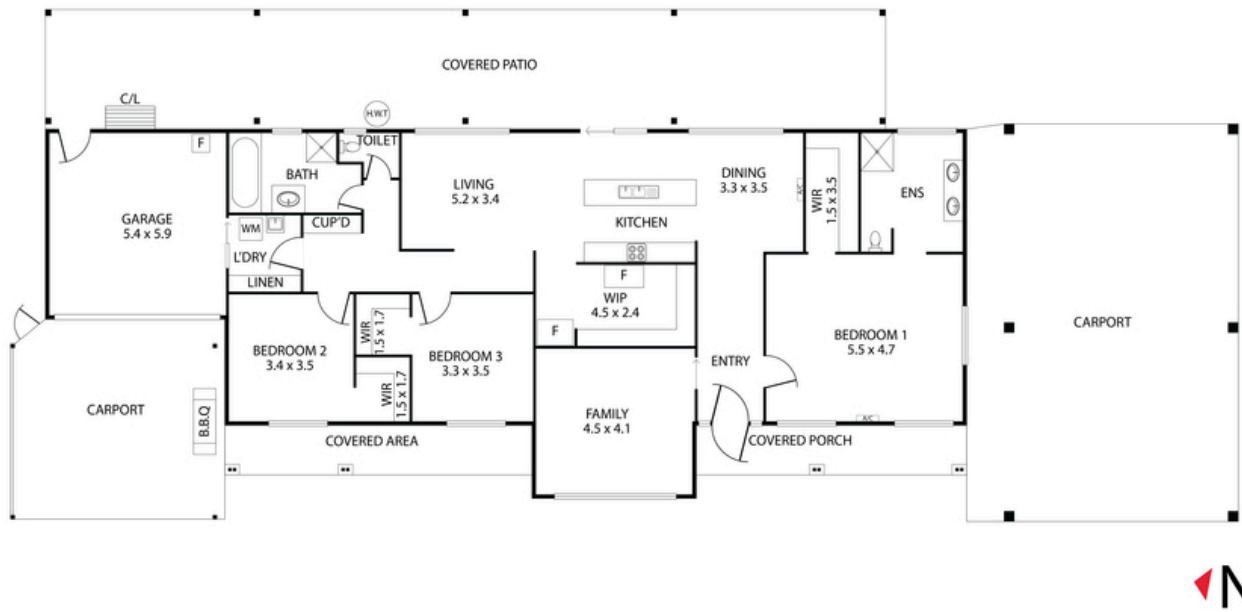


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Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgment.



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