



*Elders*

## For Sale

1695 WANGARATTA-YARRAWONGA ROAD,  
KILLAWARRA

BED BATH CAR

4

2

8



# Country Lifestyle, Close River Access & Incredible Shedding – The Complete Family Package

Set on just over an acre in the tightly held rural surrounds of Killawarra, this beautifully renovated family property delivers the perfect combination of lifestyle, space, functionality and adventure — all just a short 10-minute drive from Wangaratta.

Positioned directly opposite Frost Crossing with easy access to the magnificent Ovens River, this is the ultimate country retreat for families, tradies, caravan owners, hobby farmers or buyers chasing room to breathe without sacrificing convenience.

From fishing, camping and kayaking to relaxed riverside walks, this property offers a lifestyle many dream about but rarely find.

The solid circa-1990s brick veneer residence has been tastefully renovated and sits proudly on a substantial 130mm concrete slab with hardwood frame construction, offering peace of mind and lasting quality. Inside, the home is flooded with natural light through expansive full-length windows, creating a warm and inviting atmosphere throughout.

Featuring four generous bedrooms, two bathrooms and approximately 189m<sup>2</sup> of living space, the home is perfectly suited to growing families or buyers seeking flexible living options. Comfort is assured year-round with ducted air conditioning and a cosy wood heater for those cooler country evenings.

Outside is where this property truly shines.

A massive 300m<sup>2</sup> enclosed shed with concrete flooring and high-clearance access provides the ideal setup for trades, machinery, boats, caravans or serious storage needs. Complete with evaporative cooling, wood heating and 10, 15 and 32 amp power connections, the infrastructure here is exceptional.

Adding even more value is the impressive 100m<sup>2</sup> “man cave/kids retreat” complete with bedroom and utilities, offering enormous potential to convert into a second independent living unit, guest accommodation or home business space (STCA).

Additional improvements include:

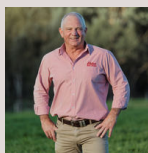
- 72m<sup>2</sup> open carport
- 3.6m x 6.5m powered workshop/garden shed

PRICE  
\$999,000

LAND  
4953 M<sup>2</sup>

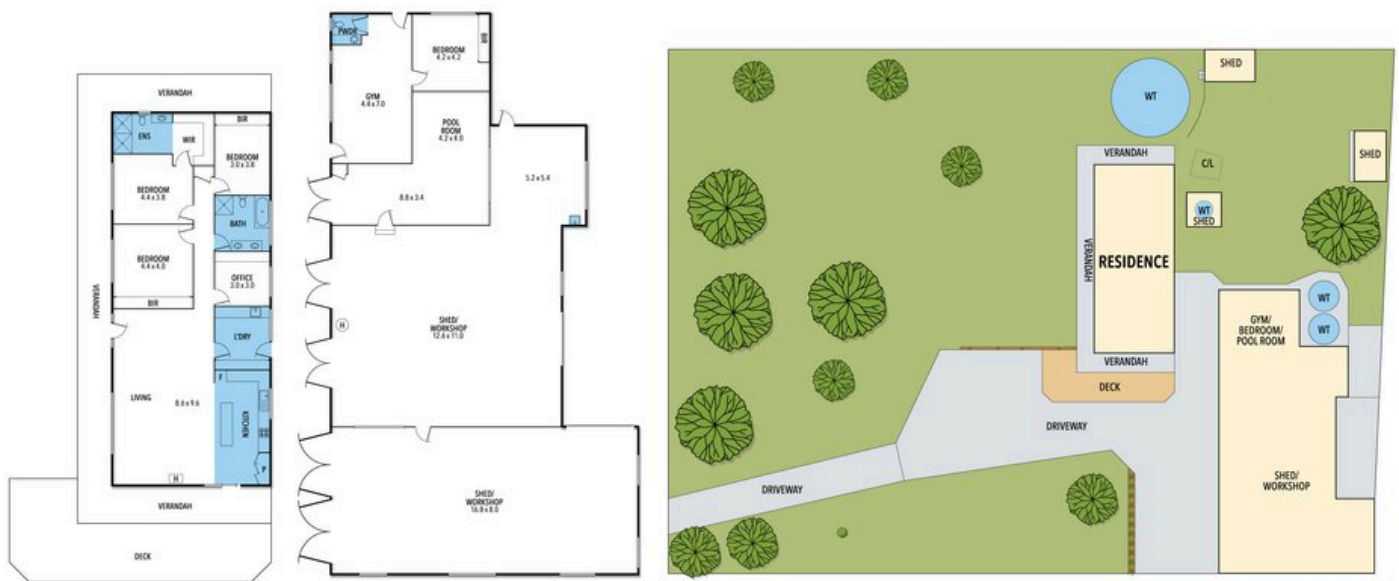


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