



*Elders*



## For Sale

717 OXLEY-MEADOW CREEK ROAD,  
DOCKER

BED BATH CAR

2 1 1



# Peaceful Lakeside Living with Mount Buffalo Views

Set on approximately 2 hectares (5 acres) of fertile lifestyle land, this well presented property combines modern country comfort, productive infrastructure and breathtaking rural scenery. Perfectly positioned just minutes from the popular townships of Oxley and Milawa and only 15 minutes from Wangaratta, this is an exceptional opportunity to secure a peaceful lifestyle property in the heart of North East Victoria's renowned gourmet and wine region.

Boasting magnificent outlooks across the surrounding countryside to the iconic Mount Buffalo ranges, the property enjoys a truly picturesque setting. The stunning wetland lagoon bordering the property attracts an abundance of birdlife and creates a tranquil backdrop that can be enjoyed from both the home and surrounding gardens.

The beautifully maintained brick residence offers two spacious bedrooms, both with built-in wardrobes, a central bathroom and a light-filled open plan kitchen, dining and living area. Large windows frame the spectacular rural vistas while the generous living space is equipped with both split-system air conditioning and a wood

combustion heater, ensuring year-round comfort.

Outside, the property has been thoughtfully developed for self-sufficient living and hobby farming. Established gardens, productive orchard trees, vegetable gardens, propagation tunnels and shade houses provide excellent opportunities for growing your own produce or operating a small-scale horticultural venture.

Water security is a standout feature, with a reliable bore providing an excellent supply for gardens and outdoor use, complemented by rainwater storage servicing the home. Combined with fertile soil types and excellent fencing throughout, the property is ideally suited to hobby farming, livestock, horses or simply enjoying a relaxed country lifestyle.

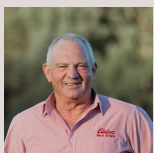
Additional improvements include a large carport, garden shed, dog kennels and extensive outdoor infrastructure, all presented in outstanding condition.

## Property Features

Approx. 2 hectares (5 acres) of fertile lifestyle

PRICE  
\$595,000

LAND  
5 ACRES



**Michael Everard**  
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**Dave Colvin**  
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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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