



Elders

For Sale

3456 WANGARATTA-YARRAWONGA ROAD,
BUNDALONG SOUTH

BED BATH CAR

3

2

12



'BIYULA': Premium Country Living, Water Security & Ovens River Access

Located beside the Ovens River National Park, this Bundalong South 8.01 ha rural property provides an outstanding lifestyle opportunity. It combines access to the river environment, a comfortable country home, privacy and self-sufficient living.

The three bedroom brick residence is perfectly oriented to capture magnificent views while providing natural light and warmth in the winter months. Surrounded by verandahs and well placed deciduous trees, the home is naturally cooler in the summer months.

Inside, the home offers three bedrooms including a master with an ensuite along with a spacious living area featuring a wood heater and a split-system. Ceiling fans are provided in each of the bedrooms and double-glazed windows and doors in the kitchen and living area add to the home's year-round comfort. The well-equipped kitchen also includes a generous butler's pantry with a 90cm smeg stove.

The open living layout transitions to a large deck which overlooks an impressive tiled pool and spa. This north-facing indoor-outdoor living space offers the perfect setting for relaxing and entertaining family and friends. The home also includes a 5.85kW solar power system and solar

hot water.

The home is surrounded by well established attractive gardens and deciduous trees which bring a multitude of birdlife. Based on the permaculture design principles an extensive vegetable and fruit growing system has been established. It includes a 30m x 15m netted enclosure with berries, fruit trees, vegetables and hens. Three poly tunnels can further extend the vegetable growing seasons.

Shedding is another standout feature, with a 15m x 7m shed, an additional 18m x 6.2m shed with carport, a six-bay carport and further practical storage and working areas. Water storage is substantial with a combined 177,000 ltrs of rainwater tank storage complemented by a dam and a water allocation from the nearby Ovens river system.

The land is divided into four paddocks with electric fencing and established shelter belts. The property has shedding and yards that can be utilised for cattle, goats, horses or other livestock.

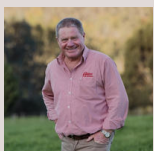
Country lifestyle at its very best yet just minutes from Bundalong and centrally located between Yarrawonga and Wangaratta. This rural property

PRICE

\$1,229,000

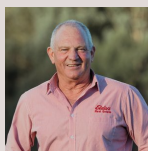
LAND

20 ACRES



Dave Colvin

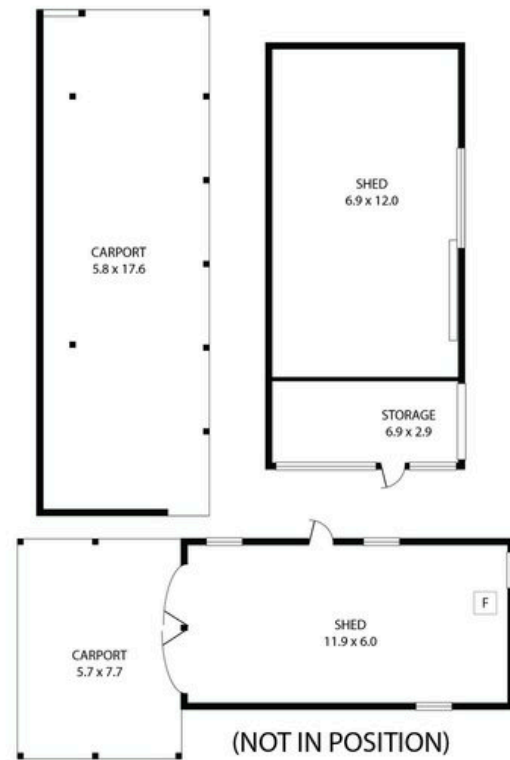
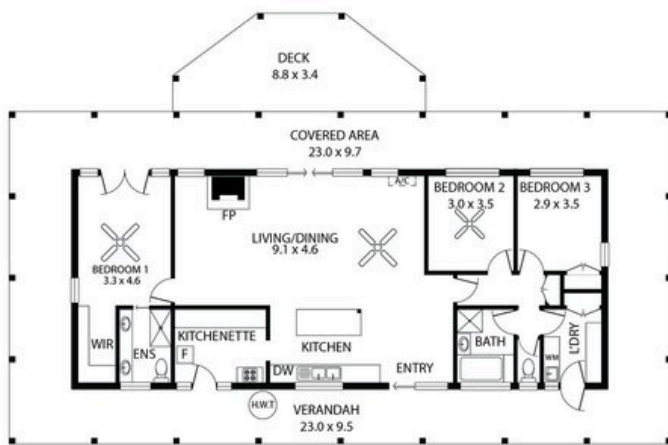
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