

Sold



55 Ngawe Road, Barooga

"Arrawidgee" Impressive Lifestyle Property with Murray River Frontage.

Arrawidgee ~ Prepare to be impressed by this outstanding, 271 acre (approx.) property! As you pass through the front entrance and along the tree-lined drive, you will enjoy views of the undulating countryside, established stands of trees, well-fenced paddocks with grazing stud Red Angus cattle, and areas of natural bushland. Just past the rose garden sits the stunning residence. Built by Bowden Homes, the home won the prestigious 2013 HIA North East Victoria Home of the Year. Step inside, and you will soon see why! Beautifully appointed, this home has everything for luxury country living and features;

- ~ Chef's kitchen with dual ovens, Caesar stone island bench, wine fridge, butler's pantry, plenty of storage, and adjoining dining area,
- ~ Inviting, formal lounge with cosy wood fire,
- ~ Theatre room with feature starry ceiling lighting,
- ~ Internal entertaining area with built-in stone bar, feature gas log fire, polished concrete floor and Cedar stacker doors opening to outdoor deck, BBQ, spa and outdoor shower,
- ~ Main bedroom with spacious, luxury ensuite, walk in robe, and opening to attractive patio,
- ~ Bedrooms two and three both with direct access to the family bathroom,
- ~ Study or fourth bedroom,
- ~ Generous laundry with plenty of storage,
- ~ Third bathroom/powder room for guests,
- ~ Ducted, zoned, reverse cycle, split system air conditioning,
- ~ Ducted vacuum system,
- ~ 80,000 litre rainwater tanks for house, and
- ~ Auto sprinkler system to gardens.

Car accommodation and shedding is plentiful and includes;

- ~ a double carport,
- ~ 14 metre by 9 metre (approx.) workshop with concrete floor, power,

4 3 10 110.00 ha

Price	SOLD for \$1,790,000
Property Type	Residential
Property ID	2428
Land Area	110.00 ha

Agent Details

Andrew Jenkins - 0428 570 717

Office Details

Cobram
33 High Street Cobram VIC 3644
Australia
03 5871 1025



one lockup bay and skillion at side,
~ 24 metre by 15 metre (approx.) machinery shed with concrete floor,
power, water and an enclosed room with bathroom, and
~ a charming, rustic, former packing shed.

The land has frontages to both Ngawe and Stockroute Roads, and borders the Cottadidda State Forest and anabranch. The 110 hectares (approx.) is divided into eleven paddocks with good fencing, and includes areas of natural bushland. The land extends down to the edge of the Murray River, with boat access and views to the surrounding beaches. This truly unique, undulating Murray River property with a lucerne flat (suitable for an air strip) has a river irrigation licence, making the property highly suitable for various horticultural interests.

Please browse through the photos, and if you are looking for a very special lifestyle property, book your private inspection with our office.

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