

Sold



**6822 Goulburn Valley Highway, Yarroweyah**

## Outstanding Irrigation ~ Lifestyle Property

53 Acres (21.44 Ha)

\$730,000 + Water at market value

Executive Home

Industrial Shed

Lucerne ~ Horses ~ Stud Stock

Looking for a rural property that ticks all the boxes? Look no further. This 53 acre property has a craftsman-built home that features a well appointed kitchen/dining room with plenty of cupboards, separate lounge, rumpus/billiard room with cathedral ceilings and a built in bar. Four generous bedrooms, three with built in robes, main with an ensuite and walk in robe. Large enclosed undercover entertaining area with a built in barbecue. Ducted evaporative cooling, floor heating and ducted vacuum system. Double garage under roofline with an extra toilet. Massive 60 x 40 foot shed (approx.) that includes a self contained unit and a skillion for extra machinery. Excellent paddock structure with water troughs, fencing, cattle yards, loading race, large hay shed, and a stand area to suite B double trucks.

Properties combining this quality of house, land and shedding are hard to fine. Don't let this one get away!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

4 2 6 53.00 ac

**Price** SOLD for \$700,000

**Property Type** Residential

**Property ID** 2533

**Land Area** 53.00 ac

### Agent Details

Andrew Jenkins - 0428 570 717

### Office Details

Cobram

33 High Street Cobram VIC 3644

Australia

03 5871 1025



**ANDREW JENKINS**  
REAL ESTATE