



**481 Whorouly Road, Myrtleford**



## Rural Outlook in Whorouly

Set on 2 acres of land with well-established trees this recently renovated 2 bedroom cottage is loaded with character. High ceilings, polished Murray Pine floor boards, open plan kitchen/dining area with a separate lounge that could serve as a 3<sup>rd</sup> bedroom. Renovations to the home include – freshly painted inside and out, rewiring and new light fittings, new bathroom, new carpets and blinds, restumped and re roofed where necessary plus a new front decking area, it is ready for you to add your own finishing touches. There is also a great sized shed of approximately 14m x 11m that has an open bay and lock up area with a concrete floor plus an older timber outbuilding that could serve a number of purposes i.e. stables etc. A separate paddock of around an acre allows room for a pony or a couple of sheep and the property is only a short walk to the local, an easy commute to Myrtleford or Wangaratta and the Milawa Gourmet Region. There is also the option to purchase a further 75 acre adjoining property with a 72 mega litre irrigation licence, fertile country well suited to intensive horticulture.

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.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1603
<b>Category</b>	House
<b>Land Area</b>	5,924 m2

### Agent Details

Bernard Ivone - 0428 522 572

### Office Details

Myrtleford  
74 Standish Street Myrtleford VIC  
3737 Australia  
03 5752 2232

