



**489 Havilah Rd, Havilah**



## Live the Life on the Creek

On 2.61 hectares (6.44 acres) of land with frontage to the Havilah Creek this very neat property will suit a myriad of property owners looking for some room and plenty of peace and quiet. Totally refurbished the 3 bedroom home has been – re-clad, re-wired, re-plumbed, new floor coverings, plastered, painted, insulated ceiling and walls, double glazed, new bathroom with bath and separate shower, ensuite, built in robes and ceiling fans in all bedrooms, a large open plan living area with reverse cycle air conditioning and a combustion wood heater. The new kitchen with gas cooktop and electric oven opens onto a large decked area offering outdoor living with a view. The property has an abundance of water with 6 dams (some spring fed), rainwater tanks and creek frontage. Currently one paddock with very good boundary fencing it could be easily sectioned to create smaller paddocks for better stock control. There is a garden shed plus a large open shed offers plenty of storage area. In a very scenic area of the Havilah Valley with plenty of native wildlife and few neighbours this is a great opportunity to buy a country getaway with little to do.

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.

3 2 2

<b>Price</b>	\$525,000
<b>Property Type</b>	residential
<b>Property ID</b>	1720
<b>Category</b>	Rural
<b>Land Area</b>	2.61 ha

### Agent Details

Bernard Ivone - 0428 522 572

### Office Details

Myrtleford  
74 Standish Street Myrtleford VIC  
3737 Australia  
03 5752 2232

