

Sold



688 Kancoona South Rd, Kancoona



## IDYLLIC LIFESTYLE/CATTLE PROPERTY

### 'WOMBAT SPRINGS'

41.92 HECTARES - 103.58 ACRES

- Located approximately 39 km Myrtleford, 41 km Mt Beauty, 20 km Dederang.
- Beautiful country, gently sloping, long frontage to permanent Running Creek.
- Charming home, containing stone walls, four bedrooms, ensuite to main, separate bathroom.
- Reverse cycle air conditioning, wood heater, large kitchen/living area, verandas, 4 car garage, solar system.
- Lovely established garden, water from bore, springs and troughs for stock.
- Improvements: 2 steel sheds, steel cattle yards, good fencing, some electrified.
- 110ML groundwater licence, Running Creek frontage grazing licence.

'Wombat Springs' will appeal to the most discerning buyer who is looking for a secluded lifestyle, away from crowds, but just 45 minutes from Wodonga by car. The setting amongst all the trees, magnificent creek running through and associated wetlands make the property a flora and faun

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Price	SOLD
Property Type	Residential
Property ID	1879
Category	Rural
Land Area	41.92 ha

### Agent Details

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### Office Details

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**Paull & Scollard**

**Nutrien**  
Ag Solutions

**AUCTION: THURSDAY 5 NOVEMBER 2020 AT 2.00PM ON SITE**

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