

Sold



92 Mt Franklin Road, Barnawartha



UNIQUE ACREAGE WITH STUNNING VIEWS

Located just 20 minutes to Albury/Wodonga and nestled high on a hill with a stunning outlook across its 14 acres and over the Indigo Valley, this one-of-a-kind retro inspired home boasts a multipurpose layout and the opportunity to create your own slice of paradise.

Set across three levels, the top floor comprises 3 spacious bedrooms, main bathroom, kitchen with adjoining meals and potential study nook. The amazing views are captured from the dining room, generous lounge and the expansive open air outdoor entertaining area.

The mezzanine level features a large 4th bedroom/multipurpose room with under-stair storage while the lower floor houses a huge laundry with shower and toilet, kitchenette with furnace and oversized lock-up garage, large enough to accommodate at least 2 cars. Ducted in-floor heating and wall air conditioning service the home.

Other features include:

- water supplied by a 50m deep bore with submersible pump
- concrete driveway to house with double carport
- small rainwater tank
- 2 larger paddocks - front with dam
- 3 smaller paddocks - 1 with dam
- fencing average condition

Inspect today to truly appreciate the view, lifestyle and potential this unique property has to offer.

4 2 4 5.70 ha

Price	SOLD
Property Type	Residential
Property ID	1902
Category	Acreage Semi-rural
Land Area	5.70 ha

Agent Details

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Office Details

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AUCTION ONSITE: FRIDAY 26 JUNE 2020 AT 2.00PM IF NOT SOLD PRIOR

IMPORTANT INFORMATION REGARDING THE AUCTION

Due to social distancing measures and legislation implemented by the Victorian Government in response to COVID-19, the following important restrictions will be in place for this Auction:

- To ensure social distancing guidelines are met, only qualified buyers with a genuine interest in purchasing the property will be able to attend - unfortunately, spectators will not be permitted on this occasion.*
- Buyers will need to pre-register their interest in bidding with the listing agents to ensure permitted numbers are not exceeded.*
- A maximum of 2 people per interested party will be able to attend, numbers permitting, with names and contact details of all in attendance mandatory to provide - we sincerely apologise for any disappointment these limits may cause.*
- The Vendor reserves the right to cancel the Auction should a satisfactory unconditional offer to purchase be made, and full deposit paid, prior to Friday 26 June 2020.*
- In the event of cancellation, notification will be posted online and emails sent to pre-registered parties.*

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

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.