

Sold



128 Back Road, Whorouly



A Lifestyle property with Position, Potential & Privacy.

Approximately 20 kilometres from Myrtleford and 32 kilometres from Wangaratta, 22.23 hectares of fertile Ovens Valley flats with 124 mega litre irrigation licence and on the Back Road in Whorouly this property has it all covered. Horticulture, agriculture, livestock or equine farming businesses are all potentially achievable here. A very comfortable and well maintained 3 bedroom home with recently upgraded living area to include a large natural light filled open plan lounge/dining kitchen and sitting area, new kitchen with quality Smeg cooking, island bench with dishwasher, corner pantry and soft close draws, reverse cycle air conditioning and a centrally located wood heater. The main bedroom also has reverse cycle air conditioning and built in robes. An upgraded laundry with plenty of storage, outdoor sunroom and under cover bbq entertaining area with built in kitchen overlooking the swimming pool. The home has well established surrounds with a fenced of vegetable patch, number of fruit and ornamental trees which have attracted 28 different varieties of birds.

There is plenty of shedding and storage area both lock up and open bay, a large hay shed with skillion, and a large chicken run. Subdivided into 6 main paddocks with some magnificent aged red gum shade trees and 3 smaller holding yards and for the horse enthusiast there is also 2 shelters, a round yard, and arena area. Great water supply – 5,000 gallon rainwater, a well supplying water to troughs in most of the paddocks and 2 dragline holes.

Just over 1 kilometre from the Whorouly Hotel, Cafe, Sports Complex and school, a great opportunity to secure a quality parcel of land with a well

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Price	SOLD
Property Type	Residential
Property ID	2076
Category	Rural
Land Area	22.23 ha

Agent Details

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Office Details

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Paull & Scollard

Nutrien
Ag Solutions

maintained home in a highly sort after area of the North East.

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