

**1270 Banksdale Road, Hansonville, Vic 3675**



**Sold Farmlet**

Friday, 3 November 2023

1270 Banksdale Road, Hansonville, Vic 3675

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 32 m2**

**Type: Farmlet**



John Honeychurch



Mat Jhonston  
0456972784

## Contact agent

RURAL LIFESTYLE PARADISE 32 Ha – 80 Acres FOR SALE VIA PRIVATE TREATY – INSPECTIONS STRICTLY BY APPOINTMENT ONLY – FULL INFORMATION MEMORANDUM AVAILABLE

Idyllic rural lifestyle property offering absolute privacy in the beautiful Greta district with uninterrupted panoramic district views which will take your breath away. Very comfortable and well maintained three bedroom brick residence with modern kitchen, multiple living zones and outdoor timber decking area. Well suited to livestock grazing for additional income with full set of cattle yards. Plus substantial additional shedding improvements to suit any buyer. Close to award winning wineries and restaurants in the ever popular King Valley and only 20 minutes to Wangaratta.

- Private location in the beautiful Greta district of North-East Victoria
- Majority cleared with scattered tree stands and consistent soil types
- Immaculately presented brick residence with easy driveway access
- Master bedroom plus two additional bedrooms with one bathroom
- Well designed open plan kitchen to include all modern appliances
- Informal meals area adjoining lounge with combustion wood heater
- Plus large family/rumpus room with second combustion wood heater
- Large timber deck ideally positioned to capture the magnificent views
- Set amongst lawn and garden areas with mature trees and box hedges
- Divided into twelve main paddocks with internal laneway system
- Pastures improved with ryegrass and clovers with good fertiliser history
- Stock water via permanent spring fed dams and concrete stock troughs
- Unfailing water with high quality bore suitable for drinking purposes
- Well suited to livestock breeding and grazing for additional income
- Plus substantial additional shedding and fully functioning cattle yards
- Close to King Valley and only 20 mins to regional City of Wangaratta

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924, Mathew Jhonston on 0456 972 784 or Mike Weller on 0410 663 041.

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