

**177 McGaffins Road, West Wodonga, Vic 3690**



**Sold Lifestyle**

Friday, 1 March 2024

177 McGaffins Road, West Wodonga, Vic 3690

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Area: 105 m2**

**Type: Lifestyle**



Billy Jones

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## Contact agent

This magnificent estate offers an unparalleled blend of town location and large acreage with beautiful panoramas from its North-facing vantage point high above Albury/Wodonga and the surrounding rolling hills. Perched high on a plateau, the homes blueprint ensures a unique and breathtaking view of the mountain range and grazing paddocks, encapsulating a private lifestyle retreat and productive farm with extra income potential on this exceptional 261 acre hilltop estate. Location-wise, this gem is strategically placed. Proximities include a mere 10-minute journey to central Wodonga and just 15 minutes away from Dean Street Albury. This piece of paradise is just far enough away to be secluded, but within easy distance of restaurants, cafes, shopping, schools and Albury Airport. The Homestead is a unique octagonal rammed earth home with rustic charm. It features warm timber accents, including exposed beams, in an open-plan living area with cathedral ceilings and polished timber floors. Stay cosy by the wood fireplace and step out to the spacious outdoor area with orchard and eucalyptus trees. Exclusive ownership of this sprawling county estate includes your very own Guest Houses or dedicated Bed and Breakfast retreats. Two rustic very charming cottages built with sawn red gum timber and colorbond are located in a private area of the farm. An ideal place to savour the scenery and spectacular views from your very own private deck. Property Highlights: The Homestead includes;- Three bedrooms with built in wardrobes, including Master with WIR, ensuite - Huge open plan kitchen/meals/family room with central fire place.- Large kitchen with blackwood cabinetry and benches - Second bathroom, walk in laundry and study nook- Wood heating, reverse cycle heating/cooling, ceiling fans, solar power, double carport. The Guest house/Bed and Breakfast - see website below - Each one bedroom, one bathroom. Own website: <https://gaddleengrovecottages.com.au> Land- 105.67 Ha (261 acres) one title in two parts, Inc. approx. 2 ha road lease. Native pasture, perennial rye and clover, granitic soils and a mixture of native gum trees- A mix of rolling country with good fencing, some steeper sections and rocky gully's- Very good grazing and breeding country, approximately 8 paddocks plus yard area Water- A standout feature with approximately 13 dams.- 3 semi-permanent creeks- Water tanks six in total - 3ML/d water licence Farm infrastructure- 15m x 8m approx. steel lock up shed. enclosed with open bays at the side- Colorbond shed with three roller doors, concrete floor and power.- 8m x 12m open bay shed- Timber cattle yards with ramp and head bail.- New colorbond smaller shed ( BnB linen drop) In essence, this property doesn't just offer a home; it promises a lifestyle set in beautiful North East Victoria with endless options including; beef cattle, holiday cabins, mountain biking, horse riding or motor bike riding. Full Information Memorandum and Vendor Statement available Inspections Strictly by appointment Billy Jones Nutrien Harcourts Albury Rural 0438 454 950