

189 BOWSER ROAD, North Wangaratta, Vic 3678



House For Sale

Wednesday, 12 June 2024

189 BOWSER ROAD, North Wangaratta, Vic 3678

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 2 m2

Type: House



John Currell
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\$745,000

LIFESTYLE FARMLET ON CITY EDGE If you're in the market to find an absolute gem, a home with a little acreage and the bonus of a self contained one bedroom unit with leasing potential, then we just might have your next address! Well fenced over the approximately 5 acres (2ha) and easy to locate, why not consider a tree change whilst being conveniently located on the fringe of Wangaratta and only a short commute to Albury/Wodonga. - Four bedrooms all with robing and serviced by the full family bathroom, - Spacious lounge on arrival with new flooring and adjoining dining space,- Updated galley style kitchen with electric cooking, dishwasher and terrific bench space, - Split system heating and cooling, cosy wood fire and ceiling fans to ensure your comfort, - Two tandem carports has your vehicle accommodation well taken care of, - Front and rear verandahs to sit back and enjoy the serenity and surrounds all year round, - Self contained one bedroom unit with full facilities including kitchen, bathroom and heating and cooling, - 8m x 8m powered shed with concrete floor and roller door access, and a shipping container for extra storage,- Additional features include a new 6kw solar system, new heat pump hot water and serviced septic system,- A 99 year Land License is attached and addition to the property (Crown Land) being approximately 2.5 acres (1ha) for grazing purposes only and transferable to approved applicant. - Round yards (Option to purchase)The land is fully secure with an electric gate on arrival, rainwater tank and a newly drilled bore (Water) is consistently available and piped around the property for watering options and the land will accommodate an extensive array of animals for those that love the idea of hobby farming. Create new vegetable gardens, build more shedding or simply just live a very quaint country lifestyle, the possibilities are endless and we welcome your enquiry and inspection.**Disclaimer:** at sellbuyrent we make every attempt to ensure that all information provided about the property is accurate and honest with information provided from our vendor, legal representation and other information sources. Therefore we cannot accept any responsibility for its true accuracy and advise all of our clients to seek independent advice prior to proceeding with any property transaction.