

193 Main Street, Cudgewa, Vic 3705

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Acreage For Sale

Thursday, 9 November 2023

193 Main Street, Cudgewa, Vic 3705

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: Acreage



For Sale By Owner VIC
0488847018

\$695,000

This is a very pretty property with creek frontage - permanent water, productive land, original glass shopfront with multiple dwellings, beautiful gardens attracting many native birds. It is bird paradise. There's the room & the possibility to fulfil any number of your dreams. Situated in picturesque and productive Upper Murray region of Victoria, high and consistent rainfall. Located in small hamlet of Cudgewa, 12km to Corryong, which has a swimming pool, golf course, gym, library, hospital, veterinary services, supermarket, churches and an array of cafes and other retail services. Daily freight delivery & pickup. Public & private schools in Corryong with school bus at front gate. Beautiful new playground & kids' bike tracks directly across the road. Mail & newspaper delivery daily. Just over an hour to Albury Wodonga large retail outlets and airport and local & interstate transport. Excellent mobile phone coverage. Known for local trout and other fishing, bushwalking, cycling, home of the Man from Snowy River Festival, within 2 hours of Thredbo and other ski resorts, this is one of the most beautiful, pristine parts of Australia. Around 5 acres of land, with frontage onto the year-round Cudgewa Creek. A well-established garden with numerous old fruit trees and native tree and shrubs, the latter bringing more than 60 species of native birds (so far). Once was the General Store and separately, the town bakery. One of very few properties that has both Main Street and creek frontage. Solar powered (6Kw) and grid-connected with town water, as well as water available from the creek. The possibilities are immense - multiple families, b&b, horticulture, chickens, tourism, café, trout fishing. Bakery Renovated into a delightful cottage with one main room that features the very large wood ovens, one main bedroom with walk-in-robe, a dining room, study and bathroom/laundry. A solid brick structure with many original features but also the convenience of a wood heater and reverse cycle air conditioner. Two large verandahs create relaxed living spaces. "Blue House" Attached to and accessible from the General Store area. Weatherboard construction. 2 bedrooms, each with built-in robes. Well appointed kitchen works in well with open-plan dining and living area. Heating by both wood heater and reverse-cycle air conditioning. General Store area What was once a large open plan space has been divided into several rooms, many of which could be used as additional bedrooms if desired. The airconditioned shopfront, which faces Main Street has been a café, a gift store, an antiques store and the original general store. Behind the café are several large rooms, once again with wood heater, several smaller storage rooms (one made into a super pantry), French doors to the driveway and a beautiful front verandah onto the service road. Other features Two large storage sheds, one an open two-bay farm shed, the other an original wooden covered shed with street frontage, which can serve as a workshop as well as storage. A chook house, and small barn. Raised veggie beds and a gorgeous glasshouse with misting system. Landscaped gardens which provide privacy and joy through the frequent visits by native birds. Fruit trees include apples, plums, peaches, nectarines, apricots, figs and peaches. Newer plantings include kiwi fruit, grapes and mulberries. Watering system. The Phone Code for this property is: 90675. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.