

# 2037 Tungamah Peechelba Road, Wilby, Vic 3728



## Lifestyle For Sale

Thursday, 25 April 2024

2037 Tungamah Peechelba Road, Wilby, Vic 3728

Bedrooms: 3

Bathrooms: 2

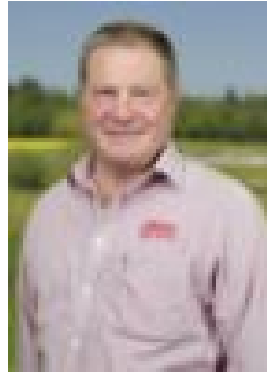
Parkings: 3

Area: 3 m2

Type: Lifestyle



Michael Everard



Dave Colvin  
0407500239

**\$650,000**

Living Spaces: Three bedrooms including an ensuite, catering to privacy and convenience. Water Supply: 90,000 litres of rainwater tanks with two separate delivery pumps, ensuring ample water storage and easy accessibility. Heating and Cooling: Wood stove heating provides a cosy and efficient way to heat the home. Split system air conditioning in the lounge and main bedroom, along with ceiling fans throughout the house, offer comfortable living conditions year-round. Lighting and Privacy: Full size windows with both partial and full blackout blinds, allowing for natural light control and privacy. Outdoor and Leisure: Large undercover areas and a full-length veranda enhance outdoor living and entertainment. A private camping area with a large dam stocked with fish, ideal for leisure and outdoor activities. Four separate paddocks with fresh fencing, suitable for farming or livestock. Property backs onto beautiful Sandy Creek, providing scenic views and potential for recreational activities. Utility and Storage: Professionally installed 5KW diesel backup generator ensures power continuity. Solid Jennings built brick veneer construction promises durability and quality. Large shed with concrete floor adjoining the house includes partially built accommodation plus a small garden shed, offering ample storage and utility space. This property is a comprehensive choice for someone interested in both comfortable living and engaging with the outdoors, suitable for a family or anyone who enjoys space and nature. If you're considering buying a property, these features make it a competitive option in a rural village.