

# 228 Watchbox Road, Indigo Valley, Vic 3688



## Lifestyle For Sale

Thursday, 9 November 2023

228 Watchbox Road, Indigo Valley, Vic 3688

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 63 m2**

**Type: Lifestyle**



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## Forthcoming Auction

On approximately 156 acres is this masterfully built stone home, described as the epitome of rural lifestyle living. From the moment you step through the front door, the vaulted timber-lined ceilings and open fireplace give you a sense of homecoming and comfort. The home has four good-sized bedrooms, with the master suite boasting a large walk-in robe, full ensuite and French doors to the quintessential Australian homestead, wrap-around verandah. The timber kitchen has electric appliances, including a dishwasher and beautiful timber benchtops. The separate living areas mean there is enough room for the entire family. The combination of split system air conditioning, slow combustion and open fireplace heating has your comfort assured all year round. With ample storage and a timber benchtop, which is a feature in itself, the laundry is not the forgotten room of the house. This home is truly a magnificent example of N/E Victoria living. With stone, brick, timber and slate, this home oozes not only quality craftsmanship but gives you a glimpse of yesteryear living without forgoing creature comforts. Outside, the home finds another gear, with established low-maintenance gardens attracting a variety of local birdlife and fauna. The inquisitive Blue Wrens flutter by as the parrots and honeyeaters have their fill. From any part of the verandah, the surrounding views of hills, valleys and bushland are breathtaking. Shedding is more than you could dream of with a 12x10m powered, insulated, concrete floor shed, accompanied by a 12x5.2m carport/lean-to. There is also a large woodshed and a Machinery shed of approx. 9x6m. A Chook house completes this Aussie lifestyle property. The property offers approximately 30 acres of cleared grazing land, with the compliment acreage and easily accessible bushland, where you will regularly encounter Kangaroos, Echidnas, Koalas and Wombats. Water is provided via five tanks of approximately 180,000 litres combined, plus two dams, one located in the bushland and the other taking pride of place at the entry to the property. Just 20 minutes to Albury/Wodonga, 25 minutes to Beechworth and 8 minutes to the Hume Hwy, 228 Watchbox Road Indigo Valley allows you to live in a rural setting without being too far from regional city living.