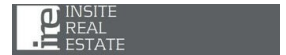


241 Warby Range Road, Glenrowan, Vic 3675



House For Sale

Tuesday, 30 January 2024

241 Warby Range Road, Glenrowan, Vic 3675

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 3963 m2

Type: House



Trevor Morris
0357217995

\$700,000 - \$735,000

Yearning to get out of town onto a bit of land? Looking for separation from the neighbours? If so, this four bedroom family home on one acre (approx.) could be the one. Located only a 10 minute drive to Wangaratta, 241 Warby Range Road is a great lifestyle escape offering a comfortable cladded home in sandstone style, large shed and plenty of water for internal and external needs. Part of Hamilton Park Estate but with only one near neighbour, this is an opportunity not to be missed. Features:- Large open-plan kitchen/living/dining area (downstairs).- Slow combustion wood heater, ceiling fans, split system, ducted evaporative cooling.- Roomy kitchen with electric oven and electric cooktop, dishwasher, double sink, pantry and soft-close drawers.- Downstairs bedroom with built-in robe and ceiling fan.- Downstairs bathroom with separate bath and shower. Downstairs laundry and toilet.- New carpet in downstairs area.- Three bedrooms upstairs including master bedroom with fully renovated ensuite and walk-in robe. Other bedrooms have built-in robes and ceiling fans.- Front and rear verandahs.- Solar hot water system. 4.5kw solar system.- Large colorbond shed 7m x 9m (approx.) with concrete floor, power, pedestrian door, two rollerdoors. Internal toilet and vanity.- Single carport. Additional shedding.- Large concrete water tank for house needs (Estimated 80,000 litres capacity). Raw water allocation from Hamilton Park Water Co-Op.- Short drive to the Glenrowan township; easy commute to Rural City of Benalla.- Securing perimeter fencing for children and pets.- Land size 3963 square metres (approx.). Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Insite Real Estate accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions. For more information please see buyer due diligence checklist available the view agent price guide in Other. Alternatively you can copy this link into a web browser: <https://www.consumer.vic.gov.au/duediligencechecklist>