

251 Goodwins Lane, Milawa, Vic 3678



Lifestyle For Sale

Thursday, 14 December 2023

251 Goodwins Lane, Milawa, Vic 3678

Bedrooms: 6

Bathrooms: 2

Parkings: 3

Area: 26 m2

Type: Lifestyle



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EOI

* In the picturesque Oxley Flats / Milawa district, nestled in the heart of North East Victoria, sits this remarkable rural property comprising two dwellings on approximately 24.6 hectares (61 acres). * With extensive frontage along the Ovens River, is a gem in the midst of a true rural community. Milawa, known for its charm, offers local amenities including a pub, restaurants, wineries, a primary school, pharmacy, bakery, cheese factory and general store.* Conveniently located, the property provides easy access to townships, being just 5 minutes away from Milawa and 12 minutes from the Rural City of Wangaratta. * Combining rural living with the accessibility to essential services, making it a perfect haven for those seeking a rural lifestyle with additional accommodation income stream.

Riversvale * Circa 1890s, this remarkable solid brick homestead has undergone a modern renovation, seamlessly blending character with contemporary comforts.* The heart of 'Riversvale' lies in its kitchen, light filled with two stone island benches, gas cooking, walk-in pantry, underground cellar flowing out to the undercover entertaining area encompassing open country views. * Boasting three bedrooms, and large family bathroom with added convenience of an additional shower and toilet in the laundry.* Original features have been lovingly preserved, including the iconic pressed tin ceilings with spotted gum floating floor. The inclusion of split systems, a wood fire ensures that the home remains comfortable throughout the seasons.* Stepping outside, the homestead welcomes you with a veranda with traditional fretwork.

Milawa Boutique Accommodation * A separate dwelling nearby that opens the door to limitless possibilities for your very own guest house venture* Currently operating as a Bed and Breakfast the guest house commands a revenue base rate of \$390 per night making it an enticing prospect* Doubling as a retreat for additional family and friends the guest house features a modern kitchen and bathroom, three bedrooms and a study, along with a mudroom for convenience* Split systems further enhance the comfort factor and separate tank water and septic system ensure that the property is self-sufficient

Improvements: * This property showcases a range of notable improvements, including a machinery shed and fully enclosed galvanised shed with timber floor (ex tobacco grading), shared cattle yards, an abundance of water with a 24ML high security water allocation, the Ovens River and a permanent creek frontage of 'Maloney's Creek'. * It comes equipped with a stock and domestic license, providing ample water resources for various needs. You will never to run out of high quality drinking water for the house. Two 15,000 litre rainwater tanks and a large well feed the house through a water treatment system consisting of three stage filtration and ultraviolet sterilization providing exceptional quality of water for the house. * The well also supplies the water for the gardens, lawn and stock troughs located throughout the property. An automated watering system provides water to the garden and lawns. An extensive drip irrigation system provides water to the substantial planting of deciduous trees. * An established and highly regarded private camp/recreational/fishing spot. A meticulous maintenance and excellent weed control enhance the overall pastures of phalaris and ryegrass combined with fertile soils makes for heavy carrying capacity. * The property is well-suited for grazing or cropping, particularly Lucerne production. Riversvale' is subdivided into nine main paddocks with well-kept fencing, ensuring efficient land management. * All internal fencing is electric, with the vast majority having sheep netting as well, making it suitable for running cattle or sheep. Electric fencing is segmented for ease of management.'Riversvale' offers a unique opportunity to own a piece of Ovens River Country in a tightly held area. With its quality homestead and guest house, shedding, and picturesque land, it represents rural lifestyle living at its finest. An inspection of this exceptional property is sure to impress.