

**40 Avondale Road, Shelley, Vic 3701**

**Lifestyle For Sale**

Saturday, 18 November 2023

40 Avondale Road, Shelley, Vic 3701

Area: 19 m2

Type: Lifestyle



Billy Jones

0438454950

**\$475,000**

Incredible Lifestyle/Farm with Mountain Creek Frontage  
The farm includes 48 acres of gentle undulating country, consisting of mainly perennial pastures, perfect for grazing beef cattle or an ideal blank canvas to set up for horses. An extremely serene and peaceful part of Australia to relax on weekends in your very own rustic cottage. This presents itself as a perfect opportunity to knock down, renovate or build a new home (STCA) A most desirable location with premium views of mountain landscapes and Australian bush, situated in the 1125mm rainfall zone and consisting of undulating country with approx. 1,000-meter frontage to Mountain Creek, the property consists of mainly native pastures and excellent shelter with very good stands of native trees. With an elevation of 780 meters, Shelley sometimes receives snowfalls during winter and from the road boasts incredible views of the Snowy Mountains. Also, adjacent to the property is the old Shelley Railway Station that is now the Cudgewa- Shelly Rail trail, and ideal mountain biking area. The main features include:

- One title 13.65 hectares (33.3 acres) freehold plus 6 hectares ( 14.8 acres) of creek reserve lease with long road frontage on one side and Mountain Creek frontage on the other.
- Gentle undulating country and a high rainfall district.
- Old cottage with mains power available ( Probably suit knock down )
- Excellent access with main road frontage, good boundary fencing.
- Excellent shelter with very good stands of native trees.
- This property is located across the road from the Shelley forestry camp
- The perfect getaway block for lifestyle pursuits Only 1 hour from Wodonga, 30 minutes from Corryong and Tallangatta and just 10 minutes to the Koetong Pub, " The Getaway Block" With an abundance of wildlife, an extremely serene and peaceful part of Australia to relax on weekends maybe in your very own rustic camping area, the kids will love it!

For Sale \$475,000 Billy Jones 0438 454 950 Nutrien Harcourts Albury Rural  
Peter Rurao 0447 600 825 Rodwells Wodonga