

# 46 Wallace Road, Allans Flat, Vic 3691



## Sold House

Wednesday, 27 September 2023

46 Wallace Road, Allans Flat, Vic 3691

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 8975 m2**

**Type: House**



William Bonnici  
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Tony Stockdale  
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**\$900,000**

Offered for the first time, this quintessential early 1980s Australian home is perfect for those looking to escape to the country but have the convenience of the major cities of Albury/Wodonga at your doorstep. On approximately 8975m<sup>2</sup> (that's nearly 2 ¼ acres!) there is plenty of room for gardening, a growing family or those looking to set up their own Hobby Farm. The brick home comprises three generous bedrooms and has ample storage throughout. As you enter, you are greeted by a spacious formal entrance which leads you to the large open-plan living space; seamlessly connected to the lounge, dining area and updated kitchen. The kitchen has beautiful timber cabinetry, stone benchtops, new appliances, and great storage. The home has traditional wide verandahs all around and is heated and cooled by ducted evaporative cooling, a large reverse cycle split system and as you would expect, a slow-combustion wood heater in the main living area. An oversized double lock-up garage with an additional carport has your vehicles secure from the elements, while the additional shedding/workshop measuring approximately 15m x 10m also has a 5m x 10m awning and includes a 3.3m x 4.8m office/storeroom – Now THAT'S a shed! Tradies, horse enthusiasts, or those simply looking for an abundance of storage will love it! Water is supplied by an inground tank of approximately 83,000 litres and a spring-fed dam. Other notable features are good fencing and established gardens. The views afforded by the surrounding hills are impressive from all parts of the property. Just minutes from the historical towns of Yackandandah and Beechworth, minutes from the Allans Flat water hole where you can fish and swim, and with the playgrounds of Lake Hume and the Alpine region a comfortable drive away, this is the lifestyle property you've been waiting for. Call for your private inspection.