

462 Whorouly Road, Whorouly, Vic 3735



Lifestyle For Sale

Thursday, 30 May 2024

462 Whorouly Road, Whorouly, Vic 3735

Bedrooms: 4

Bathrooms: 2

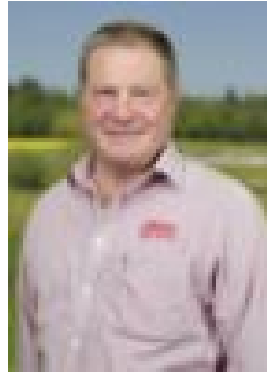
Parkings: 3

Area: 10 m2

Type: Lifestyle



Michael Everard



Dave Colvin
0407500239

\$975,000

Nestled in the picturesque Northeast Victorian countryside, this charming double-storey brick home boasts four bedrooms and sits amidst a lovely rural landscape. The property spans 25 acres of fertile land, is equipped for efficient spray irrigation and offers a fantastic country lifestyle. The property is conveniently located in the small rural community of Whorouly, just a short 15-minute drive from both Wangaratta and Myrtleford. Residents enjoy easy access to essential amenities including a local hotel, sports grounds, café, garage, primary school, and kindergarten. Situated near the Snow Road, it provides a easy access to the Victorian high country and Ski Fields. Built in 1970s, the home exudes character with its four upstairs bedrooms, bathroom, cellar, billiard room complete with a full-size table, enclosed spa area, Kent wood heater, evaporative air conditioning, split system, and ceiling fans. Outside, the property boasts shady verandas, an outdoor BBQ area, well-established gardens, and a 4.8kw solar panel system. Additionally, its location on a sealed road with a school bus stop at the front door ensures easy accessibility. The property features dual sealed road access and ample shedding, including a double garage with a cool room, caravan shed, machinery shed, and tobacco kiln. Currently set up for spray irrigation covering approximately 10 acres, water is sourced from a spring-fed dam on-site with a 5-meg water right. The land is considered prime country and would suit Lucerne or pasture crops, or fruit and vegetables, with an existing orchard of approximately 50 cherry trees. Having been cherished by the same family for over 50 years, this well-maintained property offers an enviable lifestyle in a highly sought-after location. Priced below the million-dollar mark, making it an exceptional opportunity for its next fortunate owners.