

# 62 Ryans Road, Almonds, Vic 3727



## Sold Lifestyle

Friday, 10 May 2024

62 Ryans Road, Almonds, Vic 3727

Bedrooms: 5

Bathrooms: 2

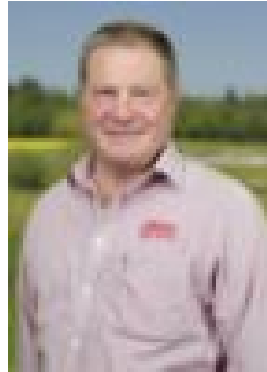
Parkings: 2

Area: 21 m2

Type: Lifestyle



Michael Everard



Dave Colvin  
0407500239

## Contact agent

- Modern 5 Bedroom + study family home with 2 bathrooms.- Spacious open plan kitchen, dining, lounge area, separate living.- Features large deck and veranda areas with peaceful rural aspect.- Wood heating, evaporative cooling, double glazed windows, 3.2 kw solar.- Good shedding, pool, reticulated water, fruit trees, suits livestock or horses.

Editorial by John Kennedy

A comfortable five bedroom family home in a farm or rural location with an adjoining freehold land area of twenty one hectares (or 52 acres) of well fenced and flexible land form that is located about midway between Wangaratta and Yarrawonga may be just the place to take a family on a new lifestyle adventure. The property is known as Piamarra Farm at 62 Ryans Road Almonds and it is on the market for private sale by Elders Real Estate in Wangaratta at a price of \$795,000. The home is light filled and spacious with a flexible floor plan ideally suited to a family or couple. With five bedrooms plus space for a study or a home office the majority of the rooms offer double glass sliding doors with fly screens access to the substantial terrace or garden areas. And as well there are three bathrooms with the principal bedroom having its own ensuite, a parents retreat and access to its own terraced deck area. The Colorbond steel clad and roofed home is served by numerous facilities including a large country kitchen having substantial bench areas. The home is also supported by a 3.2 kilowatt solar assembly and the vendors have recently upgraded the services with an evaporative cooling system serving all rooms. In the garden is an inground pool that has not been used for several summers. There is also a significant garden and orchard with a mix of multiple established fruit tree varieties in place. There is also a complex of useful and practical building structures including the original shearing shed, and a serviceable corrugated steel clad garage, machinery or storage building of twelve metres by six metres with two roller doors and concrete floored with power connected. The home and building complex enable rain water harvesting into three tanks with a combined capacity of 107,000 litres. Then there is the farming and use potential where the vendors have conducted goat, alpaca and a sheep grazing operation currently. There are three grain silos plus a pressured water trough in each paddock and a number of dams also supporting the livestock ventures. The vendor says that although roughly midway between Wangaratta and Yarrawonga she prefers the latter for retail and household supplies and it is only twenty five minutes into Yarrawonga. "We are surrounded on all sides by large established farms but this is an ideal location for family living with the property having enough size to conduct a rural or livestock enterprise of your own choice." We are seeing more and more demand to source lifestyle or small acreage properties to often metropolitan buyers who are ready for a change to a country lifestyle. "This is the sort of property with plenty of potential, numerous worthwhile facilities and requiring relatively little change for the purchaser to introduce their own tastes. "Piamarra Farm has attractions in plenty including a productive and well resourced land form in terms of presentation, productivity and rural enterprise options. "I think it offers features and potential in abundance and warrants an early inspection by anyone seeking to put their personal resources into a property that will ideally suit a family, or even a couple wanting a break from the stresses of city or suburban living" Dave Colvin says. For more information on Piamarra Farm at 62 Ryans Road Almonds about midway between Wangaratta and Yarrawonga with a major highway linkage to both regional centres contact Elders Real Estate Wangaratta selling agent Dave Colvin on 0407 500 239.