

663 Carraragarmungee Estate Road, Byawatha, Vic 3678

Nutrien [Harcourts](#)

Sold Other

Friday, 3 November 2023

663 Carraragarmungee Estate Road, Byawatha, Vic 3678

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 39 m2

Type: Other



Joe McKenzie
0423655179

\$1,250,000

Located amongst a 40 ha registered red gum allotment this four bedroom two bathroom steel frame home was built Circa 2016 and is fully insulated with evaporative cooling, gas upright 1200 ml stove and cooktops, and gas HWS. Ensuite, WIR to main and built in robes throughout the rest of the home. Completely off grid and supported by a 3Kw system, 15 panels with 12 Gel batteries, the system offers all the traditional functions with the added bonus of no power bills. Open plan kitchen/dining/living with breakfast bar to the island sink is the hub of activity. Over 200 m² of shedding under the roof includes a workshop and games room complete with shower, toilet, outside laundry and the separate machinery shed of four bays with light and power. Water from 4 tanks (rainwater) and pressure pumps equates to 80,000 litre capacity, ample catchment! Full verandah and alfresco complete with pizza oven and fire pit are the perfect addition to this serene setting with exceptional bird life and views of the hills and Mount Buffalo as you access this well presented property from the freeway. This as new home with a full veranda, good driveway and access from a sealed road is a simple and easy 14 minute commute to Wangaratta. Containing two dams for stock water, the Red gum opportunity opens to your own plan. Property is beautifully presented, well located, and seems exceptional value particularly if you have a use for the red gum that is well and truly established on the property. Firewood, furniture making, or simply enjoy the carbon offset. Inspections highly recommended. Sustainability off grid lifestyle option at its best. Settlement to suit. Contact Nutrien Harcourts Wangaratta today 03 57229444