

68 Gap Flat Road, Allans Flat, Vic 3691



Mixed Farming For Sale

Tuesday, 2 April 2024

68 Gap Flat Road, Allans Flat, Vic 3691

Bedrooms: 2

Bathrooms: 2

Type: Mixed Farming



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AUCTION 17TH MAY, 11AM AT WODONGA BOWLING CLUB

Introduction-Opportunity knocks, rarely available rural and lifestyle allotments in the dress circle location of Allans Flat. Location-Situated in the heart of the Allans Flat district, 23 KM to Wodonga City, 29 KM to Albury City, 11 KM to Yackandandah Township and 308 KM to Melbourne via Hume FWY. Lot 1 - 13 acres Well-positioned brick veneer residence comprising two large bedrooms, master complete with ensuite bathroom and built-in robes. Galley Style kitchen with adjacent dining or sitting room and separate lounge. Heated by way of slow combustion wood heating and ducted evaporative cooling. The home is surrounded by mature gardens and shade trees and is complete with an oversize double lock-up garage and double carport. Lot 2 - 10.6 acres Genuine lifestyle allotment, magnificent, elevated home site to encapsulate the landscape beyond, a true blank canvas to create your dream home (STCA) in the Allans Flat/Yackandandah Valley, easy sealed road access, power close by, lock up machinery shed. Zoned (Rural Living), with a building entitlement (STCA). Lot 3 - 100 acres True Gap Flat Creek country with deep alluvial style soils, a gently undulated well drained and well cared for parcel of land. The location speaks for itself and has been well-fenced into easy-to-manage paddocks for the rotation of stock. The property has predominately native pasture throughout with some instances of perennial pasture. This parcel is equipped with outstanding home sites (STCA) and easy double-road access making decision-making a breeze. Working improvements include quality cattle yards, a hay shed and disused dairy. The property is zoned (Farm Zone), with a building entitlement (STCA). Lot 4 - 152 acres Magnificent rural allotment, in the Dress Circle location, deep alluvial creek country, well-drained parcel of land with scattered mature shade trees the property boasts outstanding frontage from Allans Flat Road, predominately native pasture throughout, well-fenced, excellent water via dams and frontage to the creek as well as multiple springs throughout. Elevated home sites (STCA) that take in some of N.E Victorias most picturesque views. A true rural blank canvas for you to become the artist. The property is zoned (Farm Zone), with a building entitlement (STCA). Agent's remarks-"It's an opportunity for 1 or multiple people to attain a piece of Allans Flat, it's not every day these styles of allotments become available, if you're in the market to get into this district, do not hesitate.