

732 Oxley Flats Road, Oxley Flats, Vic 3678



Sold Lifestyle

Thursday, 25 January 2024

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Bedrooms: 4

Bathrooms: 2

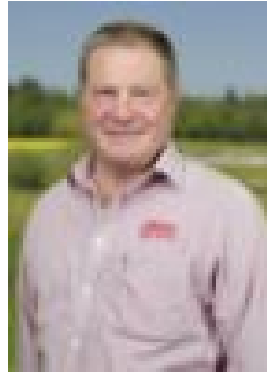
Parkings: 3

Area: 20 m2

Type: Lifestyle



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Contact agent

Ideally positioned just 7 kilometres outside of Wangaratta, a masterpiece of architectural excellence awaits your inspection. This awe-inspiring, custom-built rammed earth family home boasts four bedrooms and stands as a testament to superior craftsmanship. Proudly presented by Elders Real Estate, this home garnered regional acclaim when it clinched a prestigious award from the Master Builders Association of Victoria in 2022. As you approach this stunning residence, you'll be captivated by its picturesque location. Situated alongside a mesmerising billabong, the property is enveloped by a vast expanse of meticulously maintained lawns and gardens, ensuring a tranquil oasis of natural beauty. With no further work required, the scene is set for a life of serenity and comfort. This 300 square-meter home is a harmonious blend of indoor and outdoor living spaces. The architects have prioritized energy efficiency, ensuring year-round comfort with features such as well-insulated walls and heating options like reverse-cycle air conditioning, under-floor heating powered by a heat pump, and a charming wood-burning log firebox. It proudly boasts a Category 6 energy efficiency rating and is equipped with a state-of-the-art 90-panel rooftop solar assembly, as well as solar hot water, to reduce its environmental footprint. Beyond the boundaries of the house, the property spans an impressive 20 hectares (49+ acres) with ample space for various endeavours. The infrastructure and outbuildings are nothing short of remarkable, including secure three-car garaging, an impressive workshop, and extensive storage facilities. In addition, the property features brand-new Brazen cattle yards, exuding a sense of nostalgia and character with the repurposed original cream brick dairy. The work shed on the property comes equipped with a sewerage toilet, a shower, and mains power, offering the potential for additional accommodation or versatile use. The 10 well-fenced paddocks are amply watered by an electric three-phase pump that draws from a perennial spring-fed dam with substantial water rights. An extensive fixed sprinkler system ensures lush pastures across all paddocks, allowing for a thriving agricultural operation. The property's rear boundary is formed by Maloney's Creek, an Ovens River tributary, providing yet another reliable water source. The rich river flat soil, combined with the abundant water resources, has enabled the current owners to successfully run up to 50 head of cattle, whether as cows and calves or steers. This property is a unique opportunity to embrace a harmonious blend of nature, modern living, and productive land, all within reach of Wangaratta's amenities.