

85 Lawrie Road, Beechworth, Vic 3747

Acreage For Sale

Wednesday, 10 April 2024

85 Lawrie Road, Beechworth, Vic 3747

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 3 m2

Type: Acreage



Alisha Fielder
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FOR SALE \$1,590,000

TRANQUIL COUNTRYSIDE ESCAPE 3.3 Ha – 8.2 Acres FOR SALE VIA PRIVATE TREATY – INSPECTIONS STRICTLY BY APPOINTMENT ONLY - OFI SATURDAY 13TH APRIL FROM 11.00AM to 11.45AM. Epitome of rural lifestyle living nestled in the sought after Beechworth Valley. Immaculately maintained and presented four bedroom plus two bathroom Colonial style weatherboard residence with spacious entry, modern kitchen and multiple indoor/outdoor living areas for entertaining family and guests. Once part of a sprawling Chestnut orchard, this enchanting estate boasts a legacy of 120 mature Chestnut trees for your horticultural pleasure. Less than six kilometres to Beechworth and easy commuting distance to regional centres of Wangaratta and Wodonga.

- Situated in beautiful Beechworth Valley close to historic Beechworth
- Offering idyllic rural lifestyle close to all key services and amenities
- Perfect for working professionals, families, downsizers and retirees
- Formerly part of much larger Chestnut orchard subdivided in 2014
- Boasts legacy of 120 remaining Chestnut trees for additional income
- Also supports equine pursuits and grazing of small number livestock
- Meticulously presented large Colonial style weatherboard residence
- Wide verandahs highlighted by feature timber windows and doors
- Spacious entry leading to large open plan kitchen/living/dining area
- Kitchen with all modern appliances, Tasmanian Oak cupboards and Caesarstone benchtops
- Plus Belfast double sink, island bench & large walk-in Butler's pantry
- French bi-fold doors opening to outdoor entertaining area to north
- Large master suite with WIR and ensuite to include claw foot bath
- Three additional double bedrooms with BIR's plus separate study
- Main bathroom with large vanity, shower, bath and separate toilet
- Combustion wood heater in living/dining area for the cooler months
- Plus zoned ducted heating and reverse cycle aircon throughout
- Extensive garden and lawn areas with fruit trees & vegetable garden
- Plus separate garage for eight vehicles with additional annexe storage
- Only 30 minutes to Wangaratta and 40 minutes to Albury/Wodonga

For further information or to arrange an inspection please contact Kelly Hegarty on 0415 116 789 or Alisha Fielder on 0409 465 024. OFI Saturday 13th April from 11.00am to 11.45am. Disclaimer: The information contained herein is intended as a guide only and no guarantee is provided as to its accuracy. This content is provided using information obtained through sources deemed reliable including knowledge of the local area. Corcoran Parker accepts no responsibility for direct, indirect, incidental or consequential damages resulting from any errors, inaccuracies or omissions.