

# Mongan Lane, Yackandandah, Vic 3749

## Sold Farmlet

Saturday, 13 April 2024

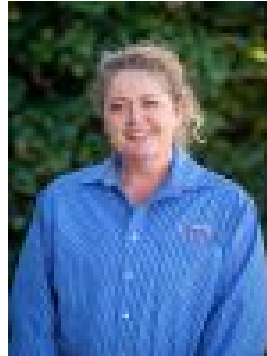
Mongan Lane, Yackandandah, Vic 3749

Area: 13 m2

Type: Farmlet



John Honeychurch



Alisha Fielder  
0409465024

## Contact agent

Auction Location: ON-LINE FREEDOM TO DESIGN AND BUILD 13 Ha – 32 Acres ON-LINE AUCTION 2ND MAY 2024 AT 7.30PM – INSPECTIONS STRICTLY BY APPOINTMENT ONLY

Secure this perfect blank canvas and build your dream home just 5 kms from the increasingly popular township of Yackandandah. This vacant block offers an idyllic rural lifestyle within easy reach of all key services and amenities. Situated in coveted Rural Living Zone with multiple idyllic house sites and almost 300 metres of frontage to Kitchington Creek. Also supports equine pursuits and grazing a small number of livestock for additional income.

- Idyllic lifestyle block with easy access via sealed Mongan Lane
- A blank canvas with the promise of lifestyle and convenience
- Rural Living Zone with opportunity to build a dwelling (STCA)
- Offering the freedom to design your own private rural retreat
- Multiple house sites to capture the magnificent mountain views
- Build a sprawling family homestead or a simple cozy cottage
- Majority cleared being of flat to slightly undulating topography
- Includes almost 300 metres of frontage to Kitchington Creek
- External fencing stock proof with no electrification provided
- Currently utilised for livestock grazing for additional income
- Ideally suited also to equine pursuits and equine enthusiasts
- Stock water via the Kitchington Creek, dam and internal gullies
- Less than five kilometres to popular township of Yackandandah
- Easy 25 minutes to major regional centres of Albury & Wodonga

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924 or Alisha Fielder on 0409 465 024.

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