

# 'The Point' Craven Road, Allans Flat, Vic 3691

## Sold Lifestyle

Thursday, 14 December 2023

'The Point' Craven Road, Allans Flat, Vic 3691

Area: 17 m2

Type: Lifestyle



Billy Jones  
0438454950

## Contact agent

"The Point" Allans Flat Situated in one of North East Victoria's most covetable locations - less than 20 minutes to the city of Albury/Wodonga and 8 minutes to the township of Yackandandah. Offering captivating rural views over to Mount Big Ben and Mount Buffalo, the Baranduda Range and with breathtaking sunsets to your west. Finding 44 acres of vacant land with a building entitlement is becoming an increasingly rare commodity in the Yackandandah Valley these days especially this close to town. On offer is a blank canvas of verdant paddocks and farmland ready to create your dream rural retreat. The property has new fencing, subdivided into two paddocks and has been farming cattle on elevated gently undulating and well-draining pastures of phalaris, clover and rye grass. With its prime location near highly sought-after schools and services in Albury/Wodonga, there are multiple building sites to select from, and ample space for various rural pursuits, this property is a true gem. located in a high rainfall district ( 850mm) with majestic native Red Gums, the property boasts very good access with dual road frontage and power crosses the property. ( access off Craven Road) Nearby historic Yackandandah offers a warm and wonderful country town atmosphere, with fantastic shops, including antique and vintage, cafes and restaurants, local pubs and markets as well. Properties of this size and location are hard to find, and "The Point" Allans Flat will not disappoint. For all enquiries, please contact Billy Jones ☎0438 454 950 Nutrien Harcourts Albury Rural Peter Ruaro ☎0447 600 825 Rodwells Wodonga