

**336 Gravel Pit Road, Wangaratta South, Vic 3678**

**Nutrien**  **Harcourts**

**Lifestyle For Sale**

Wednesday, 8 January 2025

336 Gravel Pit Road, Wangaratta South, Vic 3678

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 16 m2**

**Type: Lifestyle**

**\$955,000**

Set on 39 acres this rural lifestyle property is located on Gravel Pit Road, Wangaratta South all within 10 mins to Wangaratta CBD. Home was custom built in 1980 and is in great condition, featuring solid brick construction and concrete slab floor. Home consists of four bedrooms, study, two bathrooms, two living areas and great views of the Warby ranges. The kitchen has been recently upgraded with new electric hotplate, electric oven and new cabinetry. Adjoining the kitchen is a living/meals area, separately there is a formal dining and formal lounge with cosy combustion heater and timber lined ceilings. Main bedroom consists of ensuite and walk in robe. Additional three bedrooms all with BIR, ceiling fans and one with split system. Main bathroom is fitted with double vanity, separate shower and separate bath. Heating and cooling via multiple split systems, evaporative cooling, combustion heater and floor heat. Externally the home has a great veranda overlooking established gardens and lawns. Workshop/machinery shedding is well catered for with 18m X 7m shed with concrete floor, light and power. Garden and house water is supplied by 80,000L water tank (approx.) If you are currently looking for a rural dream or simply wanting to have space, peace and quiet then look no further. Set on 39 acres and cut into four main paddocks, there is many rural or recreational pursuits available. Call Hugh Amery on 0487 777 311 to find out more or book your private inspection.