

**3586 Myrtleford-Yackandandah Rd, Yackandandah, VIC 3749****Sold - \$1,310,000**Lifestyle 4  1  3 

## SELF SUSTAINABLE LIFESTYLE

Nestled within the idyllic landscape of Yackandandah, 3586 Myrtleford-Yackandandah Road offers something for everybody. Whether it be the horse enthusiast, tradie, caravaner, hobby farmer or growing family, this is a rare opportunity to live a self-sustaining lifestyle with modern comforts. Located close to snowfields, the Hume Weir, just two kilometres from the Yackandandah township and 20 minutes from Albury/Wodonga. This property of approx. 12.02 acres on title, has an additional 14 acres (approx.) of long-term leased land.

### Open for Inspection

By Appointment.

The four-bedroom residence is thoughtfully updated, providing ample space for family or guests. The kitchen features a 900mm Belling electric oven with a gas cooktop, a Miele dishwasher and generous storage options. Your comfort is ensured, with a split system and a new Nectre wood heater. Solar electric hot water and the 6kw solar system reduce energy costs and demonstrate a strong commitment to sustainable living.

The property offers an inground pool complete with a covered alfresco area, creating the perfect space for relaxation and entertainment. For those with a green thumb, it boasts an extensive orchard and vegetable garden and also provides a chook yard. You can grow your protein, fruit and vegetables!

The property boasts extensive shedding, an 11x13 m eight-stall shed equipped with water and power - invaluable for all livestock. The three-bay garage/workshop with roller doors provides ample room for vehicles and various projects. The 10x20m open bay shed, with extra height, can accommodate a horse float, a caravan, a boat, hay and large equipment.

The land itself is well-suited for horses, cattle and other agricultural endeavours with eight paddocks, cattle yards, an undercover crush and a loading ramp. Pasture improvement has been undertaken, and good fencing, including electric fencing, gives the option of rotating stock.

Water sources are abundant. Creek frontage with two-megalitre stock and domestic licence with an electric pump to the house and gardens. Stock and domestic bore pipes to gardens and water tanks for gravity-fed stock troughs. A 10.6 megalitre irrigation license with in-ground mains and four outlet points drawing water from a water hole on the adjacent leased land. Rainwater for the house is collected in three 22,000L tanks.

This property could truly be an organic self-sustained paradise - just down the road from historical Beechworth and located in the beautiful North East Region of Victoria.

### Listed By

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