

16 Dowling Pl, Yackandandah, VIC 3749**Sold - 9/05/2022**House 4  2 

PEACEFUL, PRIVATE COUNTRY LIVING

Privately situated on almost 7.5 acres, this property offers a lifestyle opportunity that presents itself all too rarely. An easy 5-minute drive to beautiful Yackandandah, and a 22-minute drive to central Wodonga, this property is a testament to country living at its best.

Open for Inspection

By Appointment.

With Yackandandah's well established strong community spirit, it has become the destination choice for both regional Victorians and metropolitan tree changers alike. It is rare to find a family property of this quality offering so much possibility in such a unique and vibrant locale.

The home is large, including verandahs on three sides, offering ample room for the whole family, with four bedrooms, and two large living areas.

The carpeted living room and adjoining meals area is flooded with natural light. A well-appointed kitchen with a walk-in pantry is every cook's dream. Even the view of the countryside from the sink will inspire you!

The separate formal lounge room is tranquil and is complemented by the formal dining area.

While the master suite enjoys its own ensuite, the rest of the family have the convenience of a large family bathroom, plus a separate vanity powder room and toilet. Additional features include zoned central heating throughout and 2700mm high ceilings.

The large undercover entertaining area, overlooking the rear garden and with surrounding mountain views, needs to be seen to be believed. It features a rolled ColorBond roof to allow those rural views to be uninhibited. This is the most perfect space for outdoor dining and large family gatherings.

The garden is lush and has been well cared for with a mix of native and exotic birds attracting plant life, ensuring year-round colour. You will be delighted by the variety of fruit trees in the orchard along with the well-established vegetable garden. You can forget rural water worries as the water supply is via a reliable bore, two spring-fed dams and a large tank with a holding capacity of approximately 125,000 litres.

For vehicle accommodation, you will enjoy the convenience of an oversized double lock up garage with double remote controls and direct entry into the home, plus a 12m x 9m machinery shed and workshop where you can tinker away for hours. Need more? How about a 9m x 3.1m high carport for caravan accommodation!

Listed By

Tony Stockdale
Phone: (02) 6024 9222

William Bonnici
Phone: (02) 6024 9222
Mobile: 0408 565 633

