



Perfect Lifestyle Property to Treasure

1865 Manley Road, Kyabram

An amazing opportunity to purchase a relatively small acreage property which has a family sized home. Boasting 21Ac/8.4Ha this characterful property would suit the majority of hobby farm pursuits. There are ample useful sheds with the added interest of a disused deer shed which could easily be converted to stables or livestock stalls.

Internal Highlights:

- Spacious family sized 3 bed WB home
- Large open plan Lounge, dining and kitchen
- Huge sun room
- 3 large bedrooms with BIR
- Full family bathroom
- Laundry with plenty of storage
- The home is heated a wood heater and 3 x split systems

External Highlights:

- 21Ac/8.4Ha divided in to 3 paddocks with shelters
- Annexe, ideal additional accommodation
- Fantastic alfresco area
- Attractive mature gardens and small orchard
- 2 space carport
- 2 x railway carriages
- Hay shed, large storage shed
- 0.28 D/S
- 2 x Rain water tanks

FOR SALE \$399,000

Contact: Charlotte Bradshaw

Mobile: 0499 442 127

Email: charlotte@peterwilsonco.com



68 Broadway Street, Cobram, Victoria 3644

Ph: 03 58711533

www.peterwilsonco.com



