



11 Factory Lane, Walwa



## RURAL COTTAGE LIFESTYLE AT ENTRY LEVEL PRICE

If you are looking for Rural Cottage Living you might have just stumbled upon the ideal property.

Relaxing is the drive to get there... peace and tranquility is what you get when you arrive. This charming property near the Murray River is just what you need after a hard day at work, and you just want to sit and relax and enjoy your surroundings, when you get home.

The verandas at the front of the home is the perfect place to do just that. With the sun beaming down, birds singing in the trees and the smell of the farmland around you, what more could you want.... apart from enjoying a glass of wine or beer...or two. Entering the home, you will feel the love and warmth that comes with the property, cosy lounge, and wood heater. The heater is strategically placed to ensure that all the rooms get the heated as it makes its way up the passage and beyond.

Adjacent to the lounge is the dining room and spacious kitchen, which offers plenty of cupboards and bench space. The four bedrooms are all good size. The bathroom is located close by and the separate toilet is situated off the laundry and close to the back door for convenience. .

The property is 3823m2 property has been divided into front yard and backyard, with a separate yard for animals if you desire. Great place to have a pony or a couple of sheep or grow an orchard and vegetable garden. There is a large 6 x 3 garage, woodshed, and plenty of storage space for all your

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**Price** SOLD for \$215,000

**Property Type** Residential

**Property ID** 642

**Land Area** 3,833 m2

### Agent Details

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equipment. The shed could be converted into a mancave for dad. The yard, offers a place to entertain your guests for a barbie and beer after catching the elusive Murray Cod out of the Murray River.

The property has a water tank, septic tank, making it economical to run. Not far from Walwa and Jingellic townships a 32km drive into Corryong. If this sound like the sort or rural you would like to have for your next stage in life, with enough room to spread your wings...but not too much that it becomes a chore, then you should definitely consider this for your next move.

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