

# WARBY SPRINGS

1021 WARBY RANGE ROAD WANGARATTA SOUTH

INFORMATION MEMORANDUM







## *Sale Details*

Under Instruction from the Vendor

**Warby Springs**  
**1021 Warby Range Road**  
**Wangaratta South**

Is being offered For Sale



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# Location





# Executive Summary

**VENDORS RELOCATING – A QUALITY SUBSTANTIAL FIVE BEDROOM FAMILY HOME SITS ON 57 ACRES, ONLY FIVE MINUTES FROM WANGARATTA CENTRAL!**

Located at 1021 Warby Range Road at Wangaratta South the quality brick rendered family home offers an excellent lifestyle on useful rural acreage, yet it is on the boundary of the Wangaratta residential area.

Built by well-known local premium builders the Tavare Group, this family home has five bedrooms, two bathrooms, a separate powder room, a double garage with remote access, plus a double carport for more parking or farm machinery.

Elders Real Estate of Wangaratta has listed the property for private sale noting that it offers quality living for a family, has additional facilities like a fully set up office already having built in desk and office storage cabinets & a fast NBN connectivity to provide a remote working destination.

The open plan kitchen features quality appliances such as a pyrolytic oven, a multi-function fridge, a quality dishwasher and includes stone benchtops, a breakfast bar, plus a spacious walk-in butler's pantry.

The extensive living and dining areas that leads to the outdoor alfresco area and fenced backyard. The 8m x 7m undercover area has an open wood fire, mounted flatscreen TV, built in BBQ with extra gas point, Corian benchtop with waterproof laminate cabinetry, ceiling fans and roll down blinds.







# Executive Summary Continued

The master bedroom is adjoined by an ensuite bathroom with a full-sized bath, a double shower & double vanity and floor to ceiling tiling, a large walk-in robe, floor heating & a heated towel rail in the bathroom.

The other 4 bedrooms all with built in robes and ceiling fans. There is reverse cycle heating and cooling throughout the property for all year-round comfort.

A separate games and media room also provides comfortable relaxation and entertainment.

The property is on town water, town power & a septic system. A 5kW solar panel assembly makes its own contribution to the energy efficiency of this home, so it will fulfill the lifestyle objectives of even the most demanding purchaser

These building features are in addition to the land area which is already fenced as six paddocks.

There are three spring fed dams, four troughs in the paddocks, a set of heavy-duty steel cattle yards and a veterinary crush.

The property has the scenic backdrop of Warby Ranges National Park to the rear of the property.

At the entry gateway from the bitumen Warby Range Road is a steel framed and clad enclosed shed measuring 7m x 7m with a concrete slab, power, hot water, and a wood fire. This building will be ideal for hobby pursuits, a trade-based use or man cave.

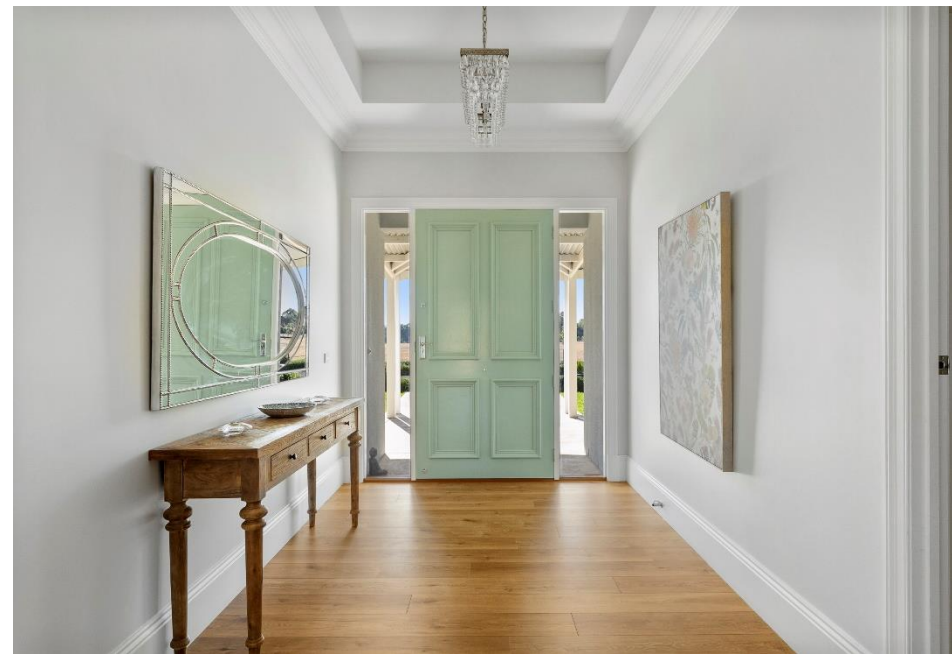
Elders Real Estate says there is great value in this property offer, in addition to all the living and lifestyle benefits.

“Even though this home was built only 5 years ago, the recent strong rise in building materials and construction costs to create a replica home of this quality, will show the value being presented to a buyer here.

“My contention is that this offer of the substantial family home, the attractive land on which it sits and the cost to replicate, could not be achieved under today’s economic, property and building industry environment.

“I consider it an outstanding opportunity to acquire a lifestyle property in a great accessible location, with so many lifestyle and living features.

“Hence I believe it offers outstanding value at the expected sale price of \$1,890,000” Mr Colvin says.







# PROPERTY OVERVIEW

ADDRESS	<b>1021 Warby Range Road</b>
LOCAL AUTHORITY	<b>Wangaratta</b>
TOTAL LAND AREA	<b>23 hectares/ 57 acres</b>
LAND TITLES	<b>LOT 2 LP120541</b>
WATER	<b>3 Spring fed dams Rainwater tank Town Water</b>
SHEDDING	<b>Shed 2 Carports</b>
INCLUSIONS	<b>Pumps &amp; irrigation Water Tank Sheds Carport</b>



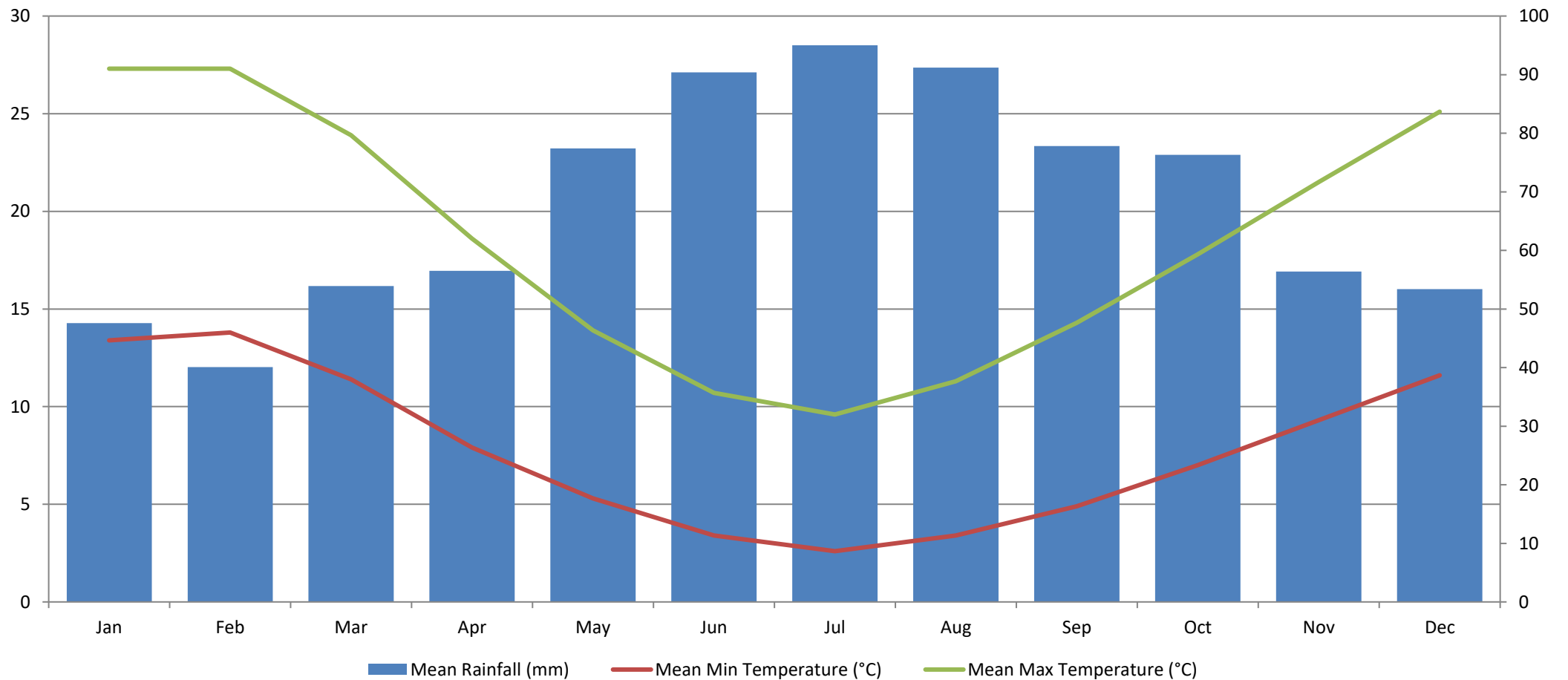


# CLIMATE & RAINFALL

North East Victoria is renowned for its temperate climate.

Properties in the area enjoy a consistent annual rainfall distribution. The region receives an average recorded rainfall of 31 inches\* (800mm\*) per annum.

The average temperature in summer is 26.5 degrees, with a winter average of 10.5 degrees.



Source: Australian Government Bureau of Meteorology



# Important Information

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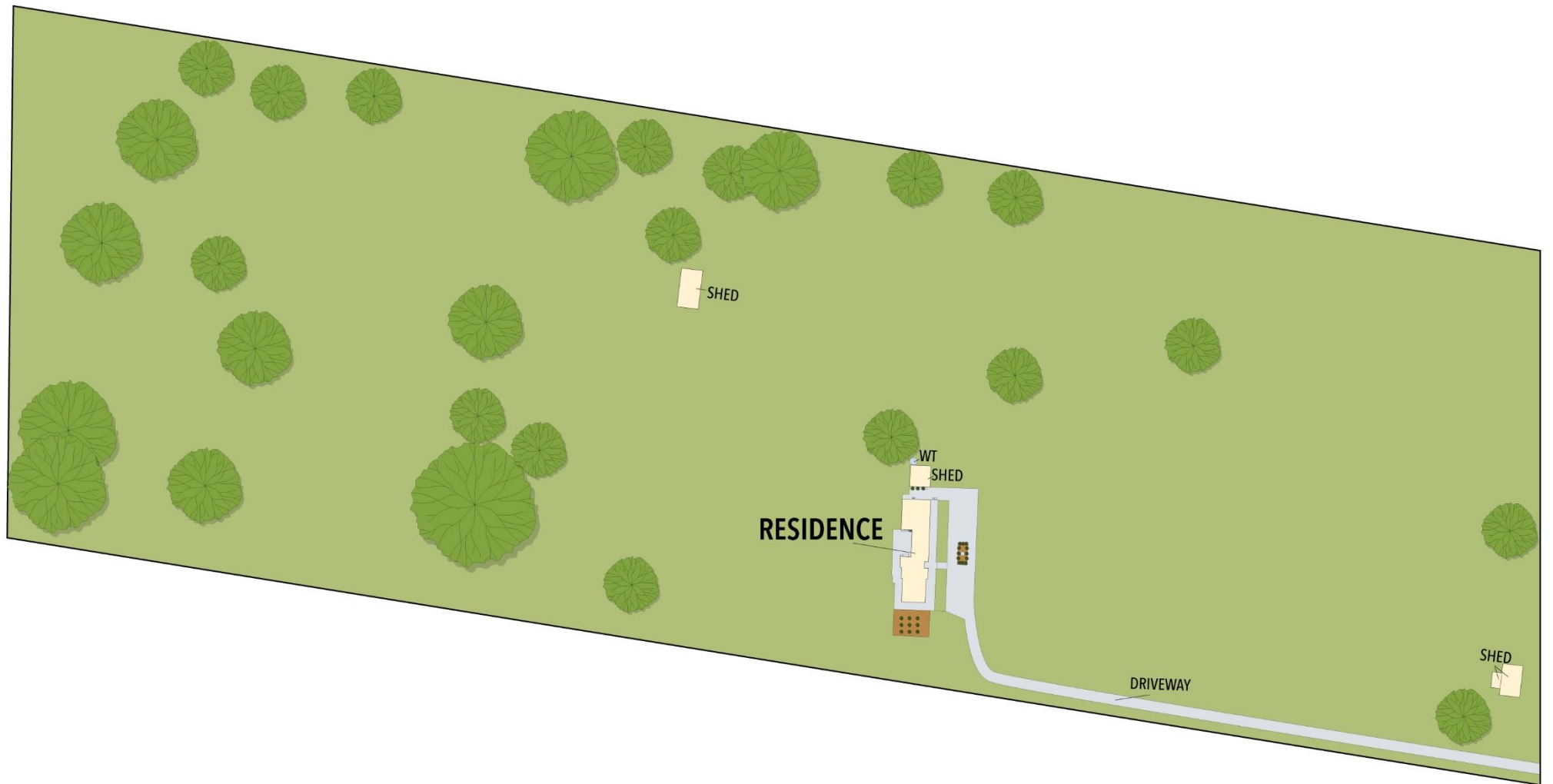
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7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions

# 1021 WARBY RANGE ROAD, WANGARATTA SOUTH



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