



## “Oak Lodge” 1476 Indigo Creek Road, Indigo Valley

**\$679,000**

“Oak Lodge” located in the heart of the popular Indigo Valley within the close commute of Albury/ Wodonga, lifestyle on the historic Indigo Creek.

**Tom Hanrahan M: 0428 691 382**  
**E: [tom@bur.com.au](mailto:tom@bur.com.au)**

Net ID: 1666  
BRIAN UNTHANK REAL ESTATE





**Location:** "Oak Lodge" is located a mere 40 km to Albury and 35 km to Wodonga via the Hume Freeway and a short 14 km drive to Barnawartha. The Indigo Valley is close proximity to the Rutherglen wine region and the historic towns of Beechworth and Yackandandah.

**Residence:** A well-presented and fully refurbished three (3) bedroom brick veneer home with spacious bedrooms as well as a professional office/study, well positioned kitchen and meals area with electric cooking and ample cupboard space, central family bathroom and generous laundry. With attractive features throughout the home such as cornice work and timber floorboards to name a few. Heating for the property is via combustion wood heating while the air conditioning is provided via evaporative ducted, there is an 18-panel solar system returning power to the grid.

**Garden & Surrounds:** Established low maintenance gardens with assortment of different mature shade trees as well as ornamentals and some fruit trees freshly turfed Lawn areas and a vegetable garden to envy, the garden and surrounds are serviced by a reticulated watering system.

**Land:** the land is made up of a balance of high fertile creek flats and equally high fertile higher bank country the property has been subdivided into easy to maintain paddocks with a convenient lane way throughout that would readily suit any livestock or equine venture. A reticulated trough system provides water to each paddock and a number of horse shelters are positioned throughout.

**Working Improvements:** 2 x single garage, lock up workshop shedding and a open hay/machinery shed makes up the shedding whilst the property also boasts cattle yards with race and pumps as relate to the watering systems.

**Water:** water is in abundance with a reliable well, spring dams and long creek frontage and a large rain water storage system which makes the property drought proof.

**Schools:** primary schools available at Middle Indigo, Barnawartha and Wodonga as well as high school in Albury/Wodonga and Beechworth and tertiary education at both Albury and Wodonga. The property has school buses at the gate.

**Agent Remarks:** the property is primed and ready for a broad range of buyers with endless potential to improve or just enjoy as is, only an inspection will reveal all this property has to offer.

**BUR Albury**  
640 Olive Street, Albury NSW 2640  
T: 02 6041 3777  
E: property@bur.com.au

**BUR Wodonga**  
150 High St, Wodonga VIC 3690  
T: 02 6024 4722  
E: wodonga@bur.com.au

**BUR Rutherglen**  
100 Main Street, Rutherglen VIC 3685  
T: 02 6032 8977  
E: NorthEast@bur.com.au

**BUR Howlong**  
55A Hawkins Street, Howlong, NSW 2643  
T: 02 6026 5956  
E: howlong@bur.com.au

**bur.com.au**