



470 Tunnel Gap Rd, Mudgegonga



"Carmar"

Location: an easy to access property via Myrtleford (22km) or Albury/Wodonga (45km) with access via the sealed Tunnel gap Rd. within close proximity to the snowfields of Victoria and numerous schools throughout the area.

Residence: the residence on "Carmar" is a modest 3-bedroom transportable home with some refurbishment including new colorbond roof, comfortable living area adjacent to the functional kitchen and meals area kitchen features include electric cooking and ample cupboard space, bedrooms are of fair size and the central bathroom includes a shower over bath. Air conditioning for the property comes via the split system and heating via combustion wood heating, the outside of the home has a deck in need of some repair that encapsulates the valley beyond. Water for the home is provided by 2 rainwater tanks and the sewerage is via septic.

Surrounds: "Carmar" surrounds are well established and completely low maintenance with a large grassed area with ornamental trees strategically placed throughout.

Water: "Carmar" water is in abundance with large rainwater storage couple with reliable spring dams as well as storage dams throughout the property.

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Price	AUCTION
Property Type	residential
Property ID	1646
Land Area	91.20 ac

Auction

Saturday 22 June, 2:00 PM

Agent Details

Tom Hanrahan - 0428 691 382

Office Details

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