

40 Rathjens Road, Woodglen







Huge Shed - Four Bedroom House - 2.47 Acres Near Bairnsdale

A unique property located in the Lindenow Valley renowned for its rich river flat soil and vegetable growing. The land is 1ha and includes substantial improvements as follows:

Renovated, 4 bedroom house with new bathroom, new kitchen and dining area, main loungeroom and additional studio room with second loungeroom adjoining. Solar panels on roof reduce your power bills substantially and there are no sewerage rates.

Outgoings are further reduced while town water is available, it is not used as sufficient rain water catchment to two tanks with 22,500 litres each, so 45,000 litres in total.

There is three phase power and a large electricity box to power the substantial shedding including around 600m2 floor area, consisting of two cool room wings on either side of main packing area and an ice room.

The complete property may suit as rental accommodation with the 4-6 bedroom house, commercial enterprise operating in the shed or room to store some classic cars and additional open space on the 1ha for equipment or whatever.

For more information contact Dennis van Reyk on 0409 524 780 at VAN REYK REAL ESTATE BAIRNSDALE.

4 1 2.47ac

Price	$895,000
Property Type	Residential
Property ID	126
Land Area	2.47 ac

Agent Details

Dennis van Reyk - 0409 524 780

Office Details

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REAL ESTATE

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