



**wodonga real estate
bestagents**

ATTENTION PLEASE:

As the COVID-19 virus restrictions continue, Wodonga Real Estate Best Agents are committed to protecting the health and safety of everyone who inspects our properties and have put a number of precautions in place.

Please take note of the following:

- * Only one person can enter the premises to inspect along with a Wodonga Real Estate representative.
- * Our staff members will be wearing gloves and will administer you hand sanitizer upon entry.
- * Staff members will open all doors for you and turn on all lights. Please refrain from touching any surfaces. If there's anything you wish to look at, please ask the staff representative.

If any of the following applies to you, please refrain from making an inspection appointment:

- * Have you returned from overseas in the last 14 days?
- * Do you currently have any cold or flu like symptoms?
- * Have you been in contact with anyone suspected of carrying the COVID-19 Virus?

While our office is closed to the public, we are still here to help. Please don't hesitate to contact us by phone or mail on our website. We thank you for your understanding and co-operation.



101 & 102 Smythes Road Eskdale VIC

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Comprising 7.5 acres over two titles and leasehold of 13 acres this endearing property offers unlimited possibilities and all the romance of lifestyle living.

Its rich history shows it was once the former 'Laurel Hill Trout Farm' and some features of then remain today.

Bordering the permanent spring fed 'Back Creek' water is plentiful with two rainwater tanks and a water line from the enormous dam.

The improvements include a clad three bedroom home & outside bungalow, tandem carport and plenty of shedding.

The extras include-

Laminate kitchen with dishwasher, gas hot plate & oven

Comforts of wood heating and numerous ceiling fans

16 panels of solar to both allotments

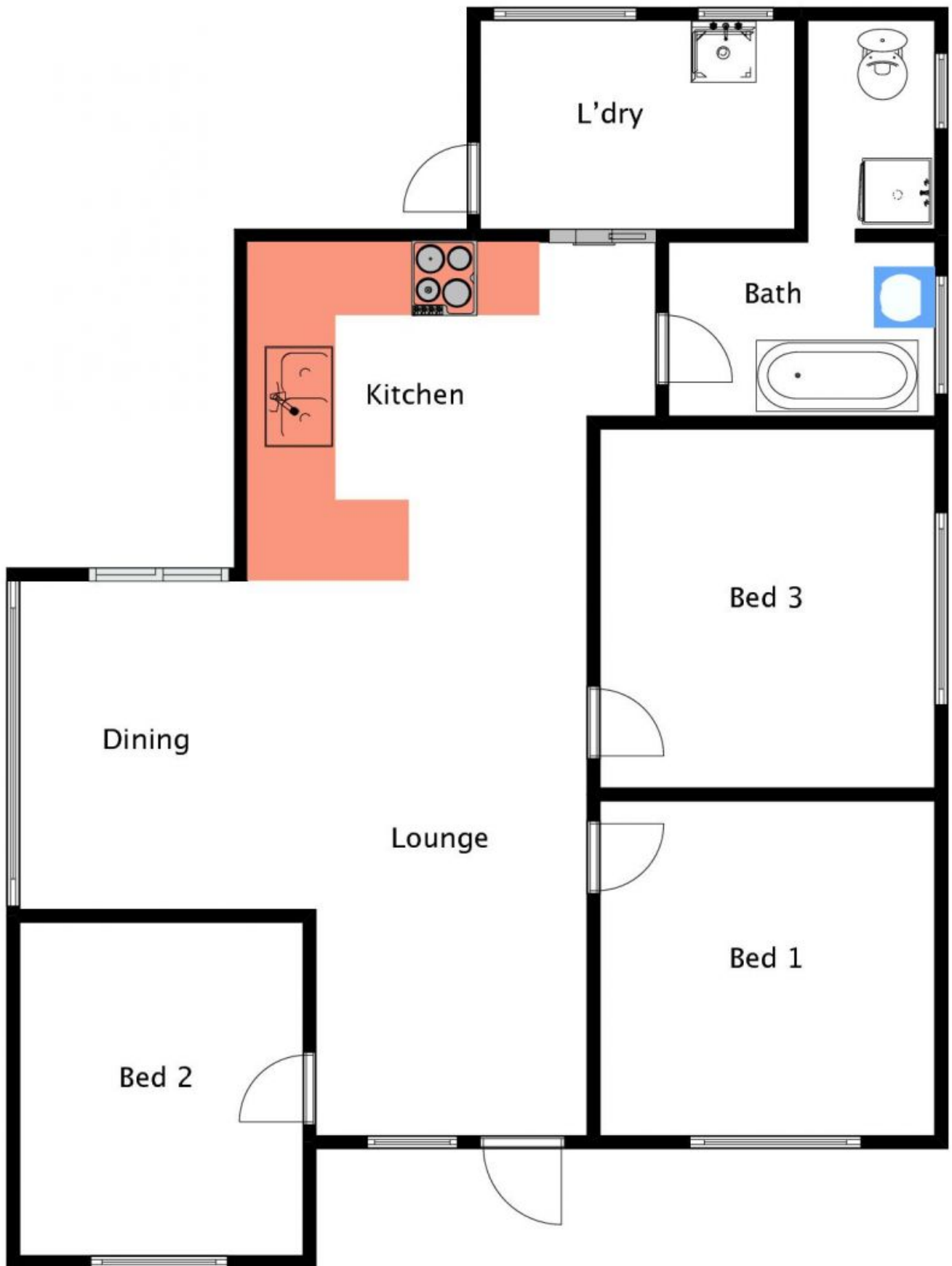
Backyard orchard and secondary extensive orchard

The good life awaits you

Price : \$ 380,000
Land Size : 20 Acres
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/eskdale/residential/house/5834838>



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101 Smythes Rd, Eskdale