



5 Wattle Street Tallangatta VIC

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What an offering to tantalise your friends - that "Out of Town" get away, without the pressures of running stock etc (maybe a few chooks).

This property offers so much and gives a whole lot more in the way of peace and quite, great neighbourhood with green paddocks and cattle grazing at the rear and a host of benefits that you can enjoy and profit from.

Lets start with the concrete brick home on more than ½ an acre (2492m²) in a quite hamlet just a few kms from Tallangatta and about 40 minutes to Wodonga & Albury.

Lounge room with Nectre wood heater, electric kitchen with dishwasher and meals area plus a huge walk in pantry.

Two good size bedrooms and bathroom.

Oh, and the obligatory front verandah. 5 KW 18 panel Solar power will ease the burden of power accounts.

The huge Man Cave could double as a games or hobbies room. Large double garage with space for parking near

Price : \$ 245,000

Land Size : 2492 sqm

View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/tallangatta/residential/house/5837216>



Scale in metres. Indicative only. Dimensions are approximate.
 All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

AREA

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|--------|----------------------|
| LIVING | : 98.00 sq.m(Approx) |
| GARAGE | : 30.00 sq.m(Approx) |
| PATIO | : 10.00 sq.m(Approx) |



5 WATTLE