



945 Indigo Valley Road BARNAWARTHA VIC

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Once in a lifetime you will uncover a secret that can change your way of life. Step inside the boundaries of this executive style residence with creek frontage and discover what can only be described as a pure slice of heaven. Consciously designed to maximise energy efficiency over 26sq of living, this home holds perfect temperatures all year round. Winter is warmed with cosy wood heater or open fire embers whilst spring breezes flow fluently through.

Land Size : 9307 sqm
View : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/barnawartha/residential/house/5835382>

If you're the entertainer or the family who feels nurtured in the privacy of secluded surrounds we have an abundance of settings to cater for you. The many pockets of garden rooms and guest areas allow you to take your pick whilst enjoying the Indigo Creek that meanders its way past the home. The expansive decked balcony is the Grand centre of the home. Entertain, relax, unwind and toast in the surrounds. Swaying willow trees and the sounds of birdlife will appease the stress of a hard day at the office. Prepare and serve your hors d'oeuvres through the kitchen window servery, whilst enjoying the modern appeal & functional approach the refurbished kitchen offers. The kitchen, formal dining, family area, master bedroom and home office have entrances to the balcony.

The owners have rejuvenated the property over the past months allowing the new owners to enjoy new timber flooring, a professional colour consultant's choice of wall colour and many other improvements adding further luxuries to this quality home. A delightful fourth bedroom suits a home based professional as an office or can be used as a guest retreat offering expansive creek views and its own separate entrance.

Other features that should be mentioned include:

- Master en-suite with spa overlooking balcony and creek
 - Split system inverter heating and cooling
 - Immaculate maintained gardens with computerised in-ground sprinkler system
 - Secure double lockup garage with internal access
 - Abundant water supply from well plus licence to pump from Indigo Creek ensuring your grounds are lush all year round
 - Primary and Secondary School buses stop at front gate, 6 minutes to Barnawartha township, 17 minutes to Wodonga
- Positioned on 2.3 Acres

If you're considering making a "Tree Change" or would like to experience a relaxed home life arrange your private appointment to view.