



## BETHANGA

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Your chance to enjoy the peace and quiet of rural lifestyle and be a small farmer as well, plus magnificent views to Lake Hume from this 8 hectare (20 acre) property just 30 minutes from the growth cities of Albury-Wodonga. Ideally suited to running cattle, sheep or horses, this property has superb views down to the Hume Weir and of surrounding hills.

Built about 20 years ago the main accommodation comprises a three bedroom brick home with ensuite and walk in robe, lounge, kitchen and dining plus a detached 6m x 6m guest /teenagers room with its own shower and toilet. Double carport plus a huge drive thru tradesman's shed 14m x 9m, garden shed, good fencing and a practical native garden.

Good reliable water supply via 2 dams and 2 rain tanks with scope to capture more rainwater. Excellent shelter trees planted for stock.

Bethanga is an old gold mining village in the Towong Shire (Victoria) with a school, hotel & general store and is only a few minutes to the Hume Weir Aquatic playground and fishing spots. Bethanga will appeal to you if you crave a peaceful lifestyle yet you want to be close to employment in Wodonga & Albury. Buses access government and Private Secondary Schools.

Dream no longer - act today and inspect.  
You won't regret it!!!

**Price** : \$ 395,000  
**Land Size** : 80000 sqm  
**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/bethanga/residential/rural/5835650>