



312 Omeo Valley Road, Omeo

## LIVINGSTONE CREEK FRONTAGE

In an elevated setting on over 26 acres with panoramic rural views and direct frontage to the Livingstone Creek this quality-built country style home allows for the best of high country living! Just 10kms from the Omeo township, with the school bus stop at the front gate, and very close to the famous Mitta Mitta River this beautiful property is perfectly positioned as a base to explore the alpine region. The home features 3 large bedrooms, the master suite with sliding door access to the expansive timber deck, a large bathroom/laundry combination and an open family area with high ceilings and reverse cycle split system. The lovely country kitchen features English baltic pine cupboards, double sink, gas cooktop, large walk-in pantry and a stylish nectre bakers oven. Outside offers a single garage and double carport, a 2nd 6x6m shed, ample water storage and a sprinkler system surrounding the house. The land is separated into 4 internal paddocks with a dam and sheep yards, there's a 2mg water licence on the Livingstone Creek plus the added bonus of a 6 acre river frontage licence. Kick back and enjoy the lifestyle!

3 1 3

### FOR SALE

Please Call

### AGENTS

Kelly Quirke

0427 064 816

kquirke@ljhookerbairnsdale.com.au

### AGENCY

LJ Hooker Bairnsdale

(03) 5152 4172

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 17AAFBF              |
| Property Type | House                |
| Land Area     | 10.68 hectare        |
| Including     | Air Conditioning     |
|               | Toilets (1)          |
|               | Balcony              |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Water Tank           |

**Kelly Quirke 0427 064 816**

Sales Consultant | [kquirke@ljhookerbairnsdale.com.au](mailto:kquirke@ljhookerbairnsdale.com.au)

**LJ Hooker Bairnsdale (03) 5152 4172**

195 Main Street, BAIRNSDALE VIC 3875

[bairnsdale.ljhooker.com.au](http://bairnsdale.ljhooker.com.au) | [bairnsdale@ljhookerbairnsdale.com.au](mailto:bairnsdale@ljhookerbairnsdale.com.au)



# 312 Omeo Valley Road, Omeo

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN

