



40 Vinoca Road, Avoca

**AVOCA FARMLET**

Located on the outskirts of the Avoca township with approx 37 acres of land this lifestyle property provides an opportunity to enjoy a country atmosphere with excellent surrounding views. The brick veneer home features three bedrooms with built in robes, renovated kitchen and dining with gas hot plates, electric oven and dishwasher, lounge with solid fuel heater, bathroom, family room, laundry, plenty of storage space and ducted evaporative cooling throughout. External features include all round veranda, large entertaining area, garage with workshop and office, double carport, dam and well fenced paddocks for livestock. Make an appointment to view this excellent property.

3 1 3

37 acre

**\$375,000**

ID# 11964101385



**Craig Bell**  
0407 824 372



**Robert Young**  
0409 799 298

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.