



### 18 Ryan Road Beechworth VIC

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Located on approx. 12 acres with elevated views across undulating surrounding paddocks and the Warby Ranges this welcoming and privately located, family friendly, four bedroom, two-bathroom weatherboard and colourbond roof home offers all the charm of a modern country homestead and is only a short drive, or 5km cycle along the Rail Trail to central Beechworth.

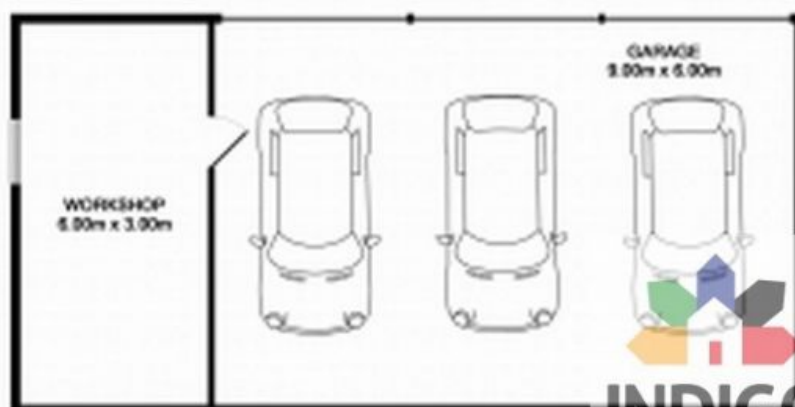
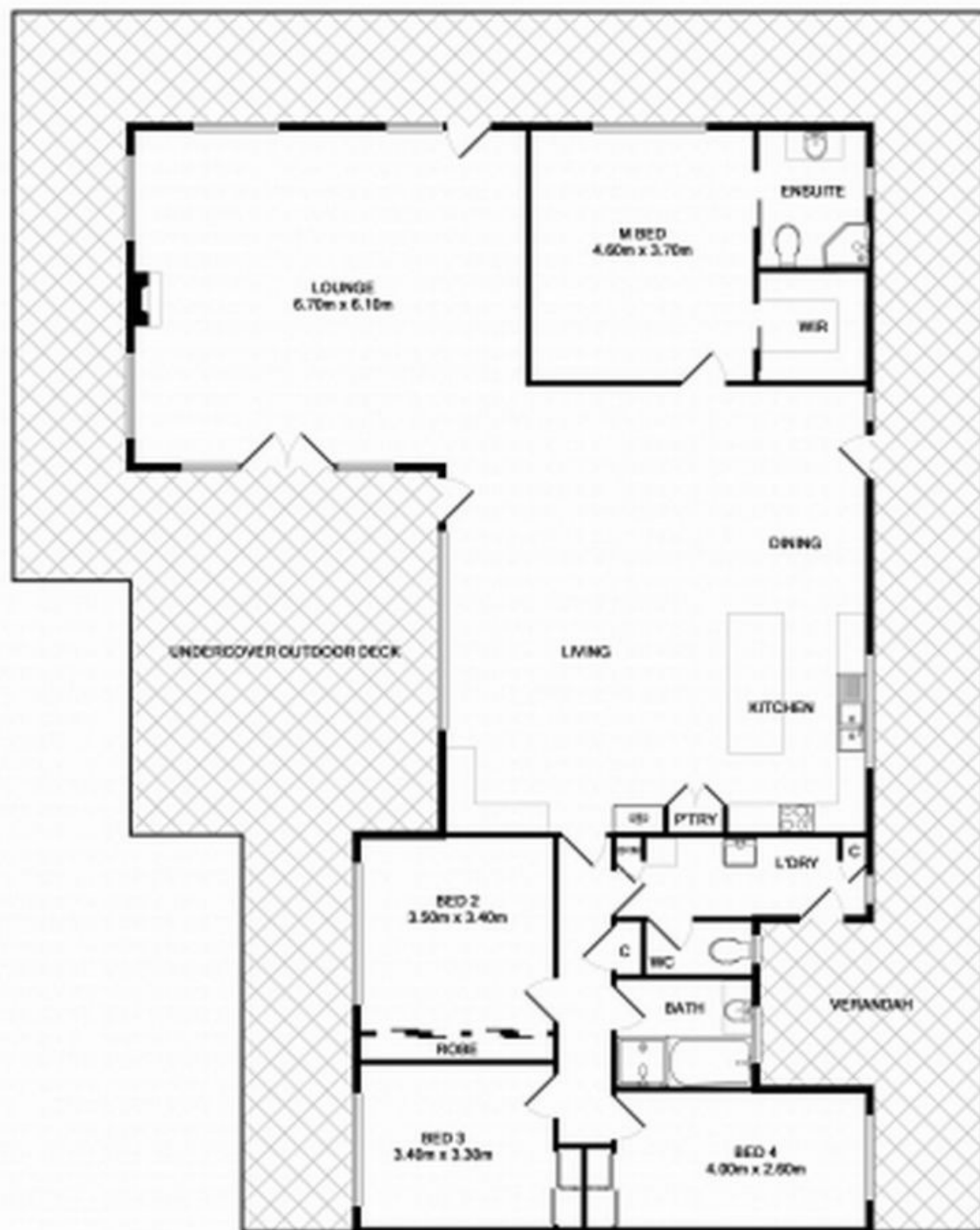
With a welcoming tree-lined driveway and surrounded by established productive gardens this home offers a carpeted king-size master bedroom with a generous walk-in-robe plus an ensuite with shower, toilet, vanity, ceiling fan and under-floor heating. There are also two carpeted queen-size bedrooms and a large single bedroom, all of which have ceiling fans.

The large open-plan living area includes a spacious and

**Price** : \$ 690,000  
**Land Size** : 12 Acres  
**View** : <https://www.indigorealestate.com.au/sale/vic/north-eastern/beechworth/residential/rural/5670118>



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Measurements are approximate. For further information, please contact the agent.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



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