



All of this within the picturesque township, giving a sense of escape, in a setting allowing you to truly breathe.

Live in, work in and enjoy even more. This unique property offers a canvas in many ways - lifestyle, work and business opportunities.

The Church is open plan, featuring lead light, stained glass windows and a beautiful kitchen. The interior features amazing Vic Ash ceilings and Murray Pine floorboards throughout. Included, is an exquisite Tasmanian Oak dining suite with french polished table together with bedhead made from some pews originally in this church. The foundation stone of the property was laid in 1935.

Large 12m x 24m industrial shed, fully insulated with 3-Phase power, a10kW solar system, and office with air conditioner.

The bonus block of land is 900m<sup>2</sup> on separate title.

Taking in the views of the surrounding hills, as you stroll down to the beautiful Murray River. Swim, fish or launch your choice of river craft. Savour the scenery on drives or bike rides to some nearby delightful fishing and picnicking spots along the river and into the surrounding countryside. And, not too far away, fishing and water sport to the west on Lake Hume or east on Khancoban Dam with Kosciuszko National Park and snowfields just a little further on.

If you are interested we will arrange a private inspection!

