

Property Information Sheet

568 Snow Road, Laceby VIC

Premium lifestyle farm | Off-grid comfort | Water-secure living

Property Highlights

- **15.7 hectares (approx. 38.8 acres)** of gently undulating well-fenced land
 - **Completely off-grid** power, water and waste systems
 - **10kW solar system** with **BYD 10kW battery** and **Honda 2.5kVA generator backup**
 - **Year-round 20 megalitre dam** – never empty
 - **Gravity-fed irrigation and trough systems** in all five paddocks
 - **4 bedrooms + 2 bathrooms + study/home office** with **spectacular rural views**
 - **Starlink internet** – perfect for remote work or study
 - **Private tree-lined driveway** leading to the residence
 - **10 minutes to Wangaratta**, schools, and services
 - **Easy access to the Hume Freeway** for commuting to Melbourne
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The Home

A welcoming family home designed for comfort and connection to the land.

- Four spacious bedrooms, two bathrooms
 - Master suite has ensuite and walk in robe
 - Dedicated home office with panoramic views and balcony access
 - Extensive wrap-around balcony overlooking the dam with stunning sunset vistas
 - Open-plan living with windows capturing the light and scenery
 - Quality Swedish cast iron wood heater and an abundance of wood on the property ready to be cut for the winter. *Note: Log splitter also available for sale.*
 - Modern kitchen with LPG gas cooking
 - Gas hot water system (bottle gas refilled by LGas or self-refill option)
 - Evaporative air conditioning throughout
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Water Security & Systems

This property is designed around **exceptional water self-sufficiency** and reliability.

Dams & Tanks

- **20 megalitre rain-fed dam**
 - **Automatic pumping system** transferring dam water to stock troughs.
 - **22,500L tank** supplying filtered fresh water to the house via pump system
 - **2,500L tank** supplying filtered fresh water to the house via gravity system
 - **1,500L tank** with pump providing dam water via gravity system to underground pipes servicing paddocks and driveway trees
 - **Puretec Hybrid G6 filtration system** (installed 2023) – professional-grade water purification
 - Low-maintenance landscaping designed to support native wildlife and reduce water use
- Stock & irrigation:** Gravity-fed troughs in every paddock, fed by automatic pump system.
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Farm Infrastructure

- **Two sheds:**
 - 4-bay shed (approx. 3m x 9m per bay) with concrete floor
 - 8-bay shed (approx. 3m x 4m per bay) with earthen floor
 - **5 fenced paddocks + laneway system** for easy stock movement
 - **Electric fencing throughout**
 - **Cattle yard** with series of gates for safe, efficient handling of stock
 - **Gravity-fed water troughs** in every paddock
 - **Septic system** dispersing excess liquid via underground drainage
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Lifestyle & Location

- Uninterrupted views of the **Warby Ranges**
 - Private, peaceful setting surrounded by nature
 - Ample space for **gardens, livestock, or hobby farming**
 - **10 minutes to Wangaratta** (schools, shops, health services)
 - **Quick freeway access** to Melbourne
 - **Perfect for families, remote workers, and off-grid enthusiasts** seeking a secure and sustainable lifestyle
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Additional Information

- **Starlink satellite internet** – high-speed connectivity for home office and streaming
 - **Comprehensive system diagrams** available:
 - Water supply system
 - Tree watering and sprinkler systems
 - Septic and electrical systems
 - **All off-grid systems serviced and maintained**, with full documentation available to buyers.
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