

305 Gordon-Egerton Road, Mount Egerton, Vic 3352

House For Sale

Thursday, 18 April 2024

305 Gordon-Egerton Road, Mount Egerton, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4 m2

Type: House



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\$1,050,000 - \$1,150,000

This property is a dream for anyone seeking a serene rural lifestyle without sacrificing convenience. Its proximity to the Ballan Train Station and Ballarat makes it perfect for commuters. The 10 acres of cleared land provide plenty of space for various activities or simply enjoying the tranquillity of the surroundings. The home itself offers both charm and practicality. The low-maintenance hardiplank construction with external roll-down shutters is a thoughtful touch, ensuring durability and ease of upkeep. The spacious open-plan layout, vaulted timber ceilings, and large windows create a bright and inviting atmosphere. With four bedrooms, including a master with ensuite and walk-in robe, it's well-suited for families of various sizes. The modern kitchen, complete with stainless appliances and a walk-in pantry, is sure to be a hub for culinary adventures. Temperature control is made easy with a wood heater and split system, while the 20 solar panels contribute to significant energy savings. Outside, the expansive covered outdoor area is perfect for entertaining or simply enjoying the expansive views. The abundant shedding, including two sizable builds with power and concrete floors (22m by 8 m & 18m by 8), offers ample storage for farm equipment and vehicles. The land is thoughtfully divided into six paddocks, with one featuring a watering dam, providing flexibility for various uses. With town and tank water (80,000L) connections, as well as a solar pump-driven bore, water access is reliable and efficient. Overall, this property encompasses all the elements of a comfortable country lifestyle, from stunning views to practical amenities. It's definitely worth arranging an inspection to experience it firsthand. Ballarat's Best-Selling Team