

36 Mechan Road, Eppalock, Vic 3551



House For Sale

Tuesday, 19 March 2024

36 Mechan Road, Eppalock, Vic 3551

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: House



Patrick Skahill

0354431744

\$820,000 - \$860,000

Outstanding opportunity to secure a prized acreage allotment on the outskirts of prestigious Strathfieldsaye not far from the appealing shores of Lake Eppalock. If you are weighing up the benefits of suburban or rural living, this is a genuine chance to finally have the space you want without having to compromise on location. With IGA, several schools, day care centres, kindergartens, recreation facilities, doctors, post office and more only 15 minutes away, access to amenities is not an issue. In less than 10 minutes you could be enjoying a picnic, boating or fishing at Lake Eppalock – a drawcard for nature and adventure lovers far and wide. This rural-residential area of Eppalock offers nothing short of total serenity, attracting couples and families who value privacy, peace and calm. Whether your goal is to secure a base for casual residency, weekend retreats or permanent living, 36 Mechan Road is ideal. The 20 acre property has been designed to harmoniously fuse modern living with the natural environment. On a gentle rise culminating above the treetops, the views here are stunning. The home has been oriented to take full advantage of the leafy green outlook, as the windows enjoy the changing scenery as the seasons change. Built by Macquarie Homes, the quality home has a steel frame and is double insulated. A shady verandah dresses the front and provides direct access into the open plan kitchen, dining and living space. A formal lounge, enclosed rear sunroom and a covered outdoor entertaining area provide additional flexible living areas. The main bedroom offers a walk-in robe and ensuite and the other two bedrooms are well proportioned and have fitted robes. Those with a young adult or visiting guests will appreciate the value of the caravan and annexe being included in the sale. Given the set up here with shower, vanity, toilet, bedroom, dining and living area you could even supplement your income by offering the space for private short-term stays. The land offers an enviable mix of spaces including flat, cleared, slightly undulating and scattered stands of timber and shade. You'll delight in the many recreational pursuits that are possible on the land including grazing livestock, keeping horses, bees and chooks, camping, bushwalking, bike and horse riding; and trying your hand at growing your own fresh produce. Catch yabbies and swim in the 2.5Mg dam or the second dam. There are six 22,500 litre water tanks, totalling 135,000 litres of rainwater storage, in addition to an unmetered bore. There are eight standpipes off the large dam to the paddock via inch and a half pipe. There is a cost reducing solar system and excellent shedding. Including a 12m x 6m workshop with concrete floor and three phase power, a 6 x 6m double garage, and a 6 x 6m double carport. Directions: Turn right into Axe Creek Road off Strathfieldsaye Road (passing St Joseph's Church on the left), in 3.4km turn left into Patons Road, continue for 6.1km along this quiet country road. Turn right onto Doles Road and in 1.3km turn right onto Mechan Road. In 350m the driveway entrance to the property will be on your right. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>