

# 392 Balmattum Siding Road, Balmattum via, Euroa, Vic 3666



## Lifestyle For Sale

Monday, 6 November 2023

392 Balmattum Siding Road, Balmattum via, Euroa, Vic 3666

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 28 m2

Type: Lifestyle



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**\$900,000 to \$950,000**

Nestled against the picturesque Strathbogie Ranges, this expansive 70-acre property offers an idyllic rural lifestyle, complete with a contemporary residence, a detached studio, spacious outbuildings, an extensive alfresco entertaining area, and a heated in-ground pool. Positioned just 8 kilometers from the lively township of Euroa, this estate is tailor-made for those seeking a haven for sheep, cattle, or equine pursuits. Tucked away from the main road, the three-bedroom brick veneer home, complemented by a genuine study or potential fourth bedroom, boasts an impressive layout. An open-plan kitchen, living, and dining space is drenched in natural northern light, seamlessly extending to a vast alfresco zone. To the east of the residence lies a separate formal living area and a luxurious primary bedroom suite with a walk-in closet and ensuite. Two additional bedrooms, a family bathroom, separate restroom, laundry, and a dedicated study round out the interior features of the house. Notably, the home provides ample storage, including an oversized cloak/linen storage room. Comfort is assured with ducted heating and cooling, underfloor heating, solar panels, and satellite NBN connectivity. Adjoining the alfresco area, a solar-heated in-ground pool is surrounded by a generous tiled deck, creating an ideal oasis for relaxation during the warmer seasons. Within the confines of the house yard, you'll find a generously sized self-contained studio equipped with power, water, and reverse cycle heating/cooling—an excellent setup for remote work. A secure, powered garage/shed includes a tool wall, shelving, a wood heater, and plenty of space for cars or machinery storage. Adjacent to this is a double carport providing convenient access to the house. Completing this section are a chicken coop, a vegetable garden, and well-established lawns and trees, while the surrounding farmland offers a tranquil backdrop. The property features four expansive paddocks and three smaller holding paddocks near the house, all benefiting from four sizeable catchment dams. Functional cattle yards and a machinery/hay shed located at the roadside complete the practical infrastructure of this property. Rarely does a property of this caliber become available on the open market. Situated approximately two hours from Melbourne and just 40 minutes from Shepparton, it presents an exceptional opportunity for rural living.