

# 5976 Great Alpine Road, Eurobin, Vic 3739



## Sold House

Saturday, 11 November 2023

5976 Great Alpine Road, Eurobin, Vic 3739

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Donna Rupp  
0357551249



Tracy Fitzpatrick Stephanie Petricevich  
0357551249

**\$802,000**

Take advantage of this rare opportunity to secure this solid brick home positioned on just under 3 flat acres, fully fenced, with the convenience of the Murray to Mountains Rail Trail across the road and both the Bright and Myrtleford townships a short drive in either direction. Set in a picturesque rural setting, driving into the property, you immediately feel the beautifully maintained gardens welcoming you in. The solid brick home provides a combination of both space and country charm. Stepping inside the fully insulated and double glazed home, you can sense the warmth of the home. The large open plan kitchen, dining and living area takes in lovely views of the tastefully landscaped gardens surrounding the home. The kitchen/dining area is spacious and functional, with plenty of cupboard space, large pantry, dishwasher and freestanding electric cooker. Fully tiled, this zone overlooks the large living area, and leads out into the fully enclosed and huge sunroom/entertainment area. All three bedrooms are a good size, with the master containing BIR's. The central bathroom features a bath over shower combination and separate toilet. A freestanding combustion wood heater for enjoying those winter nights inside and a second smaller living area or study, completes the inside of this solid home. The sunroom/entertainment area at the rear of the home has a multitude of possible uses. Fully enclosed with floor to ceiling windows and sliding doors, this space offers a treat for the visual senses, with full views of the rear of the property. The landscaped gardens showcase a range of colourful shrubs, hedges, native plants and mature trees, that provide canopy's of shade and privacy. They exemplify thoughtful landscaping, with a blend of summer shade trees and floral plantings harmoniously woven together. The ambience walking through the garden is peaceful and serene, with a beautiful pond nestled amongst the flora and fauna of the garden. The perfect size to keep a few of your own fish or water friendly pets. To the rear of the property, a grazing paddock (approximately 1.5 acres) provides the potential for some grazing pets. With water supply connected to the boundary of this paddock, the options for use are endless. Further features include:- bore water supply - fed from an underground spring- two gardens sheds- double garage- good sized laundry with separate toilet. This neat country property would make for a great hobby farm, with plenty of room for growing families. Properties on small acreage like this do not hit the market often... inspections are highly recommended! Call our office now to book yours- 57551249