

61 Egerton - Bungeeltop Road, Mount Egerton, Vic 3352



Sold House

Friday, 6 October 2023

61 Egerton - Bungeeltop Road, Mount Egerton, Vic 3352

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 7 m2

Type: House



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\$880,000

Set on a sprawling 7.3HA (approx. 18 acres) as you enter the property, you will be greeted by a long and inviting driveway, complete with an remote gate for added privacy. The brick veneer home, built in 1980, boasts a fully updated interior, ensuring modern comfort and style. Inside the home, you will find three generous bedrooms, all equipped with ceiling fans. The master bedroom features built-in robes and is incredibly spacious. The heart of the home is the open plan and light-filled kitchen, living, and dining zone. The kitchen is a true delight, with a 900mm oven, gas cooktop, double sink, plumbed-in fridge, and a large butcher's block as the central focal point. Additional features include a dishwasher, pantry, and ample counter and storage space, making it a perfect family kitchen. The dining room seamlessly flows through to the sunken lounge, which boasts a feature wood fire and ceiling fan, creating a cozy and inviting atmosphere. A separate study is conveniently located at the entry, providing a dedicated workspace. The separate laundry offers plenty of storage space. For additional living space, there is a second living zone at the rear of the property, ideal for a sunroom, outdoor entertaining area, or rumpus room. This space is filled with natural light, thanks to full glass windows and a laserlite ceiling. The home also offers central heating (not connected), fresh paint throughout, brand new flooring, and updated window furnishings, ensuring a modern and comfortable living environment. Externally, the property continues to shine. The expansive land area provides endless possibilities for outdoor activities and hobbies. Whether you dream of establishing a thriving garden, keeping livestock, or simply enjoying the tranquility of nature, this property offers the space to make your vision a reality. This property offers a peaceful escape from the hustle and bustle of city life, yet, it remains conveniently close to essential amenities, schools, and shops. The surrounding natural beauty and stunning landscapes make this area highly sought after. The property features four fenced and cleared paddocks, a lightly treed area at the rear, a dam, sheep yards, workshop and so much more! There are 2 x 40ft shipping containers and 2 x 20ft shipping containers with one fully refrigerated, one with split system offer versatility, and a further two for added storage. Water supply is abundant, with five 22,000 litre water tanks (that were previously plumbed to the egg washers for a former business). The house is connected to tank water with a capacity of 40,000 litres. Raised veggie gardens, additional workshops, and storage complete the external features of this property. Conveniently located just a 20-minute drive from Ballarat and 10 minutes from the Ballan township and train station, this property offers both privacy and accessibility. It is accessed off the Ballark-Egerton Road and is connected to mains power, bottled gas, a septic system, and tank water. To arrange a private viewing of this exceptional property, please contact the exclusive listing agent, Jo Thornton, at 0409 356 478. Don't miss out on the opportunity to make this your dream lifestyle property.