

905 Egerton-Ballark Road, Bungal, Vic 3334

McGrath

House For Sale

Thursday, 8 February 2024

905 Egerton-Ballark Road, Bungal, Vic 3334

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 8085 m2

Type: House



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\$570,000 - \$590,000

Crocus Cottage is on a rare allotment of just over 2 acres surrounded by working cattle and sheep farms. Meticulously taken care of with an easy to maintain yard, and a fully fenced rear paddock. A perfect clean slate for keen gardeners, first time buyers, downsizers or those seeking to work remotely from home in the country. • Bungal is an easy 25 minute drive to Ballarat via Yendon, Navigators and Eureka Street, a 19 minute drive to Ballan train services and central Geelong is just over 50 minute drive away, with the Westgate bridge under 95 km's away. • Upon entering through the front door, you are greeted by a spacious living and dining area flooded with natural light. French doors lead to the expansive side decking, which gracefully wraps around three sides of the home, offering breathtaking views of the surrounding countryside. • The kitchen retains its original hardwood flooring, complemented by updated cabinetry and benchtops, providing ample storage space. Additional French doors open onto a sunroom, creating a seamless indoor-outdoor flow. • The generously sized bathroom features both a shower and separate bath, a toilet, and a single vanity. Accessible from both the kitchen and sunroom, it offers convenience without compromising on style. The rear sunroom, home to the laundry, boasts ample windows that invite the outdoors in, allowing residents to relax with a view. • Temperature control is ensured year-round with a large wood heater in the living area and a reverse cycle heating and cooling system. The exterior of the property is equally impressive, featuring a spacious 7x5 metre shed with concrete flooring and power, along with additional carport space. • Practicality meets sustainability with the property being serviced by two large water tanks totaling 45,000 litres, bottled gas, a septic system, electricity, and satellite NBN. This cottage is not just a home; it's a harmonious blend of modern convenience and natural beauty, offering a lifestyle of privacy, comfort and serenity in Bungal, only 10 minutes from Mount Egerton. • Don't miss out on viewing this stunning property – contact Jacqui on 0411 065 339 or Amanda on 0431 387 323 to book your inspection today!