

**91 Frawley Lane, Eppalock, Vic 3551**



**Sold House**

Wednesday, 20 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 10 m2**

**Type: House**



Tim Rooke

0354541999

**\$670,000**

This stunning 25 acre (approx.) property located on the outskirts of Bendigo is where you could joyfully spend the rest of your days in your own slice of paradise! Picturesque and private, this rural retreat truly epitomises the lifestyle you have been craving and the peace and quiet that only this type of acreage can provide. Only 20 minutes (approx.) drive from the CBD of Bendigo, you will also enjoy the best of both worlds with all the luxuries and amenities of a major city within a short reach. There are school bus routes nearby, schools, a supermarket and convenience shops in close proximity to neighbouring Strathfieldsay, and don't forget that Lake Eppalock is only just up the road for all the fishing and water recreation enthusiasts! The property is set up perfectly with options available for those that want to occupy immediately or plan for further down the track. Whether you are looking to further renovate and extend the existing dwelling or simply searching for a rural weekender to bank for retirement, the choice is yours. Or why not build your own dream home on one of the many possible house sites (STCA) whilst you live comfortably on your block and watch it being built – without the hassle of having to find a rental in the interim! The existing dwelling has been converted into a very liveable, cosy and fully self contained residence, with updated fixtures and fittings giving it a modern look. It features three bedrooms, renovated bathroom, a huge open plan kitchen, dining and living space with lovely wood heater, separate kids play room, laundry & mudroom with second toilet, split system heating and cooling and a sizeable covered outdoor entertaining space. Power is connected, whilst tank water and septic system service the home. The surrounding acreage is stunning with the majority being cleared land with a mix of trees and a forest border. The sense of seclusion is instantly calming and relaxing and the local wildlife often frequent the property and are “part of the furniture” so to speak. There are numerous new house sites to choose from if desired and plenty of scope to run a few horses or sheep on the land. The existing fencing is in need of some work, but there are bones there to work with. There are two huge dams holding a large capacity of water – great for fishing and yabbing too! There is an existing 15m x 7.5m (approx.) shed plus other sundry shedding as well. There is so much space for the kids to thrive, whether it be kicking the footy or riding motorbikes, leaving mum and dad to relax in front of a fire with a glass of wine! If you are craving the peace and quiet of living on the land amongst the back drop of the local flora and fauna, then this is just about as good as it gets! Call now for further info or to book an inspection