

**31 Browns Lane, Pyalong, Vic 3521**

CHWYLA

**House For Sale**

Tuesday, 25 June 2024

31 Browns Lane, Pyalong, Vic 3521

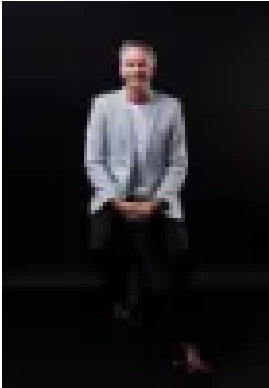
**Bedrooms: 3**

**Bathrooms: 2**

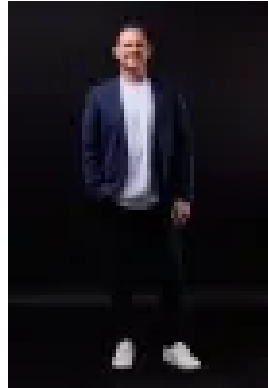
**Parkings: 2**

**Area: 2 m2**

**Type: House**



Troy Hodge  
0386009995



Paul Chwyla  
0386009995

**\$840,000 - \$890,000**

Expressions of Interest closing Tuesday 23rd of July at 5:00pm (Unless sold prior) Make more of : 5.21 acres [approx.] Weatherboard home with views Three bedrooms Two bathrooms Living area Double garage 4.7 x 5.9m shed with power, concreted flooring Side access into significant parking for van, truck, boat Secondary rear gated access onto High Street Dam Two paddocks Four sheep Tree-lined driveway Security doors Hardwood timber floorboards High ceilings Fretwork Feature lighting Blinds 40mm stone kitchen benchtops Clear island 900mm appliances Dishwasher Plumbed fridge space Walk-in pantry Master with walk-in robe Two bedrooms with built-in robes Oversized laundry with significant storage Projector, screen and surround sound Wood fire Refrigerated cooling and heating Ceiling fans throughout Double glazed windows [west side of home] Doggy door Covered alfresco with ceiling fan L-shaped verandah Mains water 3 phase power 18 solar panels totalling 8.63kW of power Satellite NBN Septic tank Fruit trees 400m to Pyalong township via High Street access 15 minutes to Kilmore 97kms to Melbourne CBD The initial appeal – Just over 5 acres of land with a shed, side access for your van / truck, two paddocks [with four sheep, if you'd like them to stay], a dam, three phase power and 18 solar panels. The main attraction – A pretty weatherboard home with so much character. Imagine leafy views, high ceilings, fretwork, timber floorboards, a wood fire, natural light coming in everywhere and a huge L-shaped verandah for front row seats to some stunning, show-stopping sunsets. Lastly, this property has dual gated access, with a secondary entrance via High Street [400 metres from your back gate to the Pyalong Hotel? That's a win]. Your journey here starts this Saturday.