

80 Hughes Lane, Eurobin, Vic 3739



House For Sale

Wednesday, 26 June 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 100 m2

Type: House



Regan Alexander
0357551944



Cameron Alexander
0407058837

\$2,200,000

Have you been searching for your dream rural lifestyle property located within the picturesque Ovens Valley? If so, then this gem in Eurobin may be the one for you. Spanning an impressive 100 acre holding, the property features a perfect combination of flat grazing land and stunning natural bush, with approximately 25 acres of grazing to the front and the remaining balance being native bushland bordering the Mount Buffalo National Park to the rear. As you enter the property from its Hughes Lane frontage, you'll meander up the long driveway, passing through the grazing land that will house your livestock of choice, eventually leading to the elevated home site that is perched above the valley floor below, offering not only an outlook over the lower level of the property, but stunning views to the snow-capped peak of Mount Feathertop & surrounding mountain ranges. The brick veneer residence exudes a warm & inviting ambience. An open plan kitchen, dining & living zone features a stunning backdrop & opens onto both a full-length sun deck at the front and a large undercover outdoor entertaining area at the rear. Room for the family & guests are catered for by 3 bedrooms, 2 bathrooms, including a master suite that features an ensuite bathroom, walk-in robe and sliding door access onto the front deck. A 2nd sitting area with garden views provides a quiet retreat, plus a separate freestanding sunroom or home office that provides a breathtaking 360-degree outlook over our region. What a place to unwind, relax and watch the world go by. Additional features include substantial multi-bay shedding, multiple water supplies including bore, spring & rainwater, solar power, a well-established orchard containing numerous fruit & nut trees (including 14 varieties of apple (some cider, some cooking, some dessert), 4 varieties of plum, 2 peaches, cherry, apricot, hazelnut, walnut, mulberry), irrigated vegetable garden plots, the list goes on. This property offers a perfect balance of both grazing and bush. Derive a small income from a small-scale hobby farm, and with your free time, enjoy exploring your own piece of natural wilderness. Located within a 15-minute drive of Bright, the Tourism hub of the North-East Victoria, and likewise the thriving community of Myrtleford.