



118 Cusack Road, EUROA, VIC 3666

A Stunning Architectural Home With Exquisite Views Offering An Enviably Rural Lifestyle

32.37 hectares, 80.00 acres

Immersed in a landscape where river red gums offer unwavering beauty and the silhouette of Balmattum Hill sets an impressive backdrop, this 80-acre (approx.) property bestows a home of architectural merit, inspired poolside entertaining and a prosperous 1100-tree olive grove, all encapsulating a lifestyle and income-earning opportunity that flourishes on this rich land.

Fully appreciating the breathtaking views and natural light, the open design of the living domain is informally divided into two inviting sitting areas separated by a large dining zone. Exuding sophistication and a high-quality finish, the sublime kitchen features a suite of Miele appliances, including yet not limited to two integrated fridge-freezers and an induction cooktop within the 6m (approx.) Corian marble-effect island bench plus walk-in pantry of impressive proportions. Creating blissful indoor-outdoor living, a verandah hugs the north-west and east-facing aspects with a pergola entwined with ornamental grapevine, enriching the environmental engineering and natural charm with the self-cleaning pool and surrounding poolside area offering indulgence and loads of family fun.

TYPE: Sold

INTERNET ID: 300P110033

SALE DETAILS

**Expressions of Interest
close 5th Jun at 12
Noon**

CONTACT DETAILS

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Japanese-style sliding doors evoke serene privacy and conceal the home office and the main bedroom, complete with a beautiful double-vanity ensuite, a large walk-in robe and generous private deck. A central bathroom services the additional two robed bedrooms, and a mudroom area accompanies the laundry, where the practicality of living has been perfected.

Along with a vegetable and herb garden and a prolific orchard, there are four main paddocks and a smaller paddock, all suited to an equine leaning pursuit or livestock grazing, with shading and water sourced from two dams - one spring fed, the other fed from the gullies at the rear of the property. Plus, there's high-quality bore water stored within a 25,000 lt (approx.) tank, and two further tanks (110,000 litres approx.) provide fresh water. Earning potential is excellent with land offered for agistment, and the olive harvest yielding 30 tonnes of olives, equivalent to 5,000lts (approx.) of oil.

Energy efficient with 9kw solar panels, the all-electric home sits on a concrete slab creating a passive solar effect and is further enhanced with ducted reverse-cycle air conditioning, hybrid timber flooring, industrial-grade doors and windows, and also features a basement, a return carport, and a sizeable 4-bay shed currently set up with the inclusion of a shower, kitchen facilities and built-in storage. 4km approx. from Euroa township, this historic town offers a selection of excellent cafes, restaurants, schools, shops, Euroa Village Farmers' Market, and Euroa station. Located under 2 hours from Melbourne.

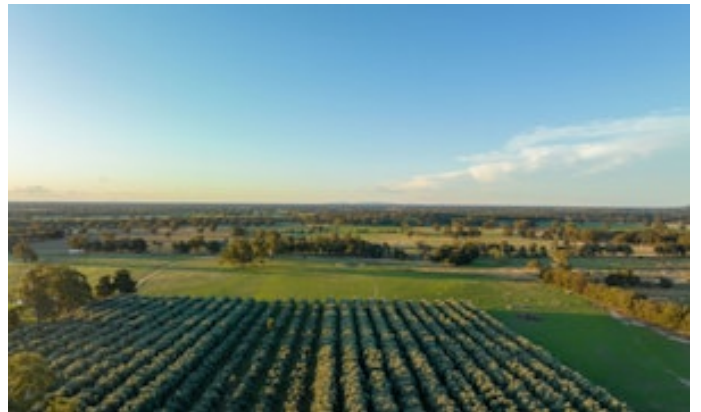
- Land Area 32.374851 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2

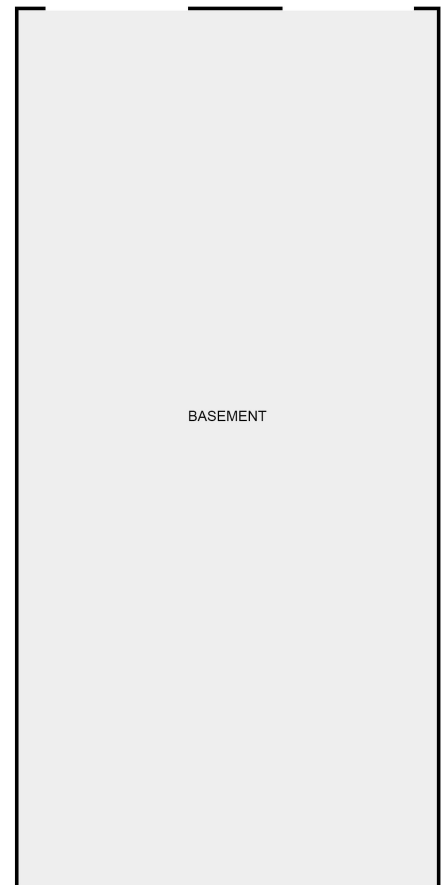








118 Cusack Rd, Euroa



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