



2695 Merton-Euroa Road, MERTON, VIC 3715

"Pepperbark Farm"

38.85 hectares, 96.00 acres

Note: The main residence is an updated 1-bedroom home with residual accommodation as described in the description below and on the site plan

This private and serene 96-acre* (approx. 38.85 ha) holding 20 minutes from Euroa is within striking distance of the ski-fields and Lake Eildon. The ultimate weekend entertainer for you, your family and friends, or a totally private home.

The updated and spacious residence is flooded with natural light and oozes style and sophistication with a wood heater just inviting a red wine on a winters day. With exposed beams across the raked timber ceiling and updates throughout by the current owners, the dwelling is fitting of an Airbnb getaway.

Power and utilities are set up for practical off-grid living. A new 5 kVA solar system with 10 kWh Pylontech lithium batteries is backed by a 5 kVA generator. Hot water is via Rinnai gas instant, with gas appliances, a wood heater with fan and an air conditioner. LED lighting is installed through key structures.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184848

SALE DETAILS

\$845,000

CONTACT DETAILS

Euroa

27 Binney Street

EUROA, VIC

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Brendan Allen

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Shedding is extensive. The main 18m x 9m high-clearance shed includes ample LED lighting, multiple power points, sturdy work benches and shelving. There are additional garages, a generator shed and storage sheds, plus 6-car and 2-car carports. A cleared pad is ready for an additional shed or carport if required.

Water infrastructure is a key feature: a perennial spring-fed dam catchment along Menhams Creek runs through the property with a pump supplying a 30,000L header tank for strong pressure to the home and sheds, as well as additional tank infrastructure. A high-volume Honda firefighting/irrigation pump services eight sprinklers across the main grassed areas.

Accommodation comprises the main residence plus two separate guest options. A converted bus includes LED lighting, a wood heater and sleeping for four. A caravan/annex under a roofed cover provides power, lighting and sleeping for five. These suit visiting family/guests or potential short-stay use, subject to council requirements.

Outdoor improvements include a gazebo with 6-burner BBQ and wood-fired pizza oven, a large bluestone firepit area and an outdoor bathroom with bath and basin (finishing required). A long driveway enhances privacy and access around the property is straightforward via the established tracks.

Connectivity and security are in place with an alarm system, four cameras and strong reported internet coverage.

An established firewood enterprise is included, along with the domain name pepperbarkfarmfirewood.com.au, offering immediate income potential.

Overall, this is a well-set-up property for off-grid living, a family retreat, or combining lifestyle with a small on-property enterprise. Contact us to arrange a private inspection.

All sizes and measurements are approximate. Buyers should make their own enquiries and obtain any required approvals.

- Land Area 38.849822 hectares
- Bedrooms: 3
- Bathrooms: 1

HOMESTEAD

Bedrooms	3
Bathrooms	1

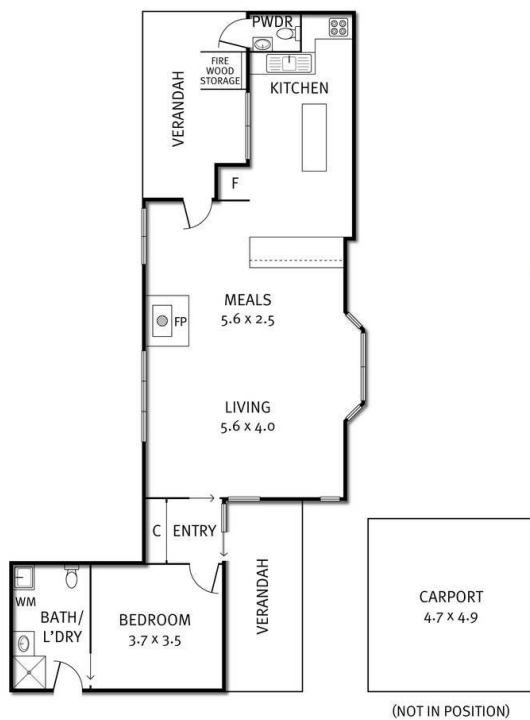








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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.