



23 Gilliland Road, EUROA, VIC 3666

"Valley Views" - Lifestyle Acreage in the Balmattum Foothills Just Minutes From Euroa

6.32 hectares, 15.62 acres

Set amid the picturesque Balmattum foothills just six minutes from Euroa, this 16-acre* holding offers a peaceful rural lifestyle with a comfortable family home, established gardens and excellent shedding.

The residence captures warmth and character through its exposed timber beams, open fireplace and feature brick walls, with large picture windows framing leafy outlooks and natural light. An archway links the living area to the dining zone, which opens directly to a covered alfresco-perfect for relaxed entertaining. The practical kitchen includes an electric cooktop, oven and grill, with generous storage throughout.

Accommodation comprises three spacious bedrooms, each with large windows and ceiling fans; the main includes an ensuite, while the family bathroom provides a bath, separate shower and adjacent linen storage. Comfort is assured with an electric wall air conditioner and excellent natural ventilation.

A wide verandah wraps around the home, with the rear section enclosed to create a

TYPE: Auction

INTERNET ID: 300P185422

AUCTION DETAILS

11:00am, Saturday
November 15th, 2025

CONTACT DETAILS

Euroa

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flexible sunroom, study or guest space. Additional improvements include a double carport, and a large powered shed, ideal for vehicles, workshop use or storage.

Water is well catered for via three tanks supplying the home, plus a large paddock dam with potential to deliver for garden use. The grounds feature a pleasing mix of native and exotic plantings, offering colour and shade throughout the seasons.

The surrounding aspect, as the name of the property hints, comprises granite shroud hills and rolling valleys.

An inviting lifestyle property in a tightly held pocket of Euroa's district-ideal for those seeking space, scenery and a well-kept rural home ready to enjoy.

2 hours from Melbourne*

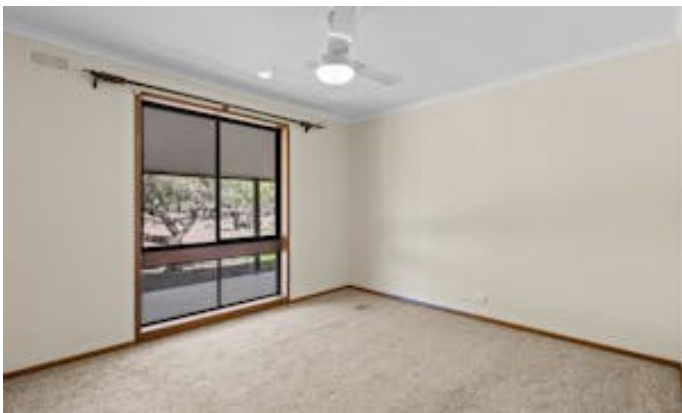
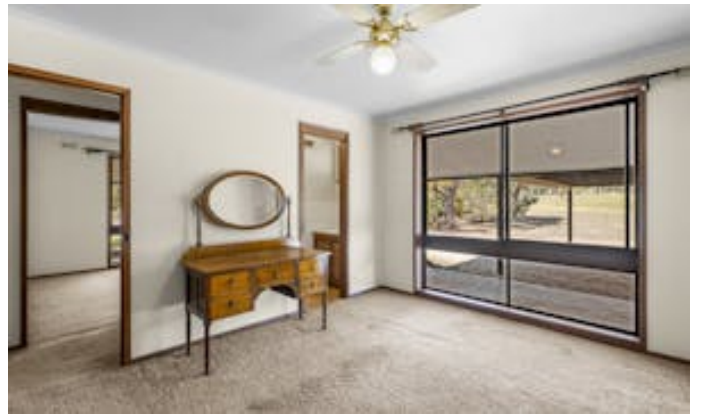
- Land Area 6.32 hectares
- Bedrooms: 3
- Bathrooms: 2



HOMESTEAD

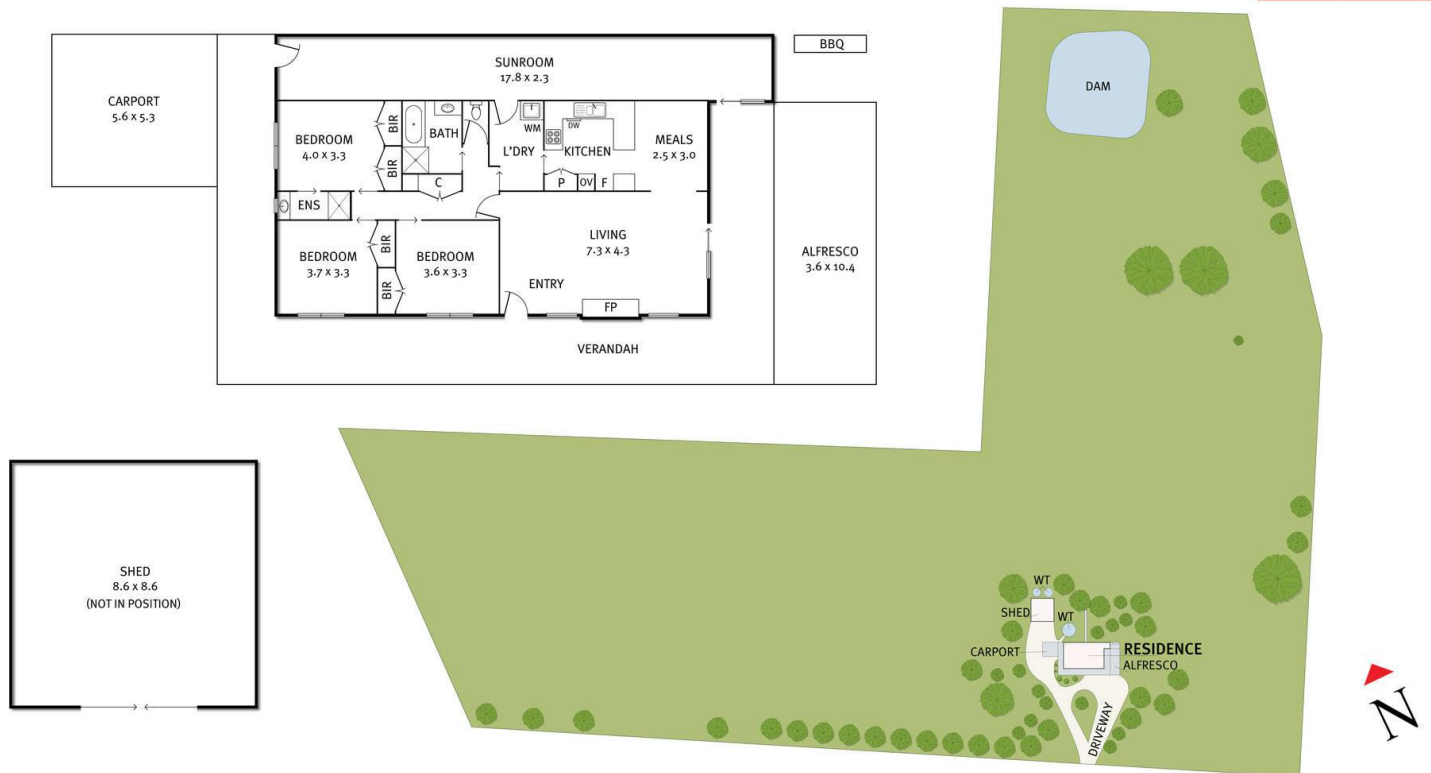
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Bathrooms	2







23 Gilliland Drive, Euroa



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