



76 Moglonemby Road, EUROA, VIC 3666

"Roseglen" Federation Elegance on 21 Acres with Seven Creeks Frontage

8.62 hectares, 21.30 acres

Presenting Roseglen, a unique offering that seamlessly merges a meticulously renovated 1920s Federation home with a versatile 21-acre creek-front rural lifestyle holding, all just 3 minutes from the conveniences of Euroa's main street.

Nestled at the end of a long tree lined driveway, the warm and welcoming residence provides a sense of being a world away. Set back from the quiet sealed road, the tranquil north facing home overlooks the Seven Creeks with its abundant wildlife, including platypus, wallabies, birdlife and mature River Red Gums.

The Residence:

Rebuilt to premium standards by a local master builder, ensuring both period character with modern functionality.

Featuring a grand leadlight front entryway, leading to the spacious hallway, the home instantly feels luxurious. Off the hallway is three stunning bedrooms including a palatial

TYPE: For Sale

INTERNET ID: 300P185539

SALE DETAILS

Contact Agent

CONTACT DETAILS

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master bedroom with its very own sitting room. It also has an upstairs fourth bedroom, guest room or study. The two main bedrooms both have gorgeous leadlight bay windows.

There are views from every room, including amazing tranquil views from the master bedroom, living zone and upstairs room to the Seven Creeks.

It boasts an entertainer's kitchen with large stone benches, gas stove and dual ovens. The adjacent dining area overlooking the creek, soaks up the beautiful morning rays of sunshine streaming from the river red gums and through its large sash windows.

Both bathrooms have been updated, with the main ensuite offering separate toilet and floor heating, with double vanity and lavish bath in the main bathroom.

Quality sash windows adorn, with french doors in the living area, high quality wool carpets throughout the bedrooms and stunning spotted gum timber floors throughout the living spaces. There is plenty of storage with built in robes in two bedrooms, laundry cupboards, ample kitchen cupboards.

The Property:

Offers Seven Creeks frontage along one boundary, two dams, and 120,000 litre rainwater storage.

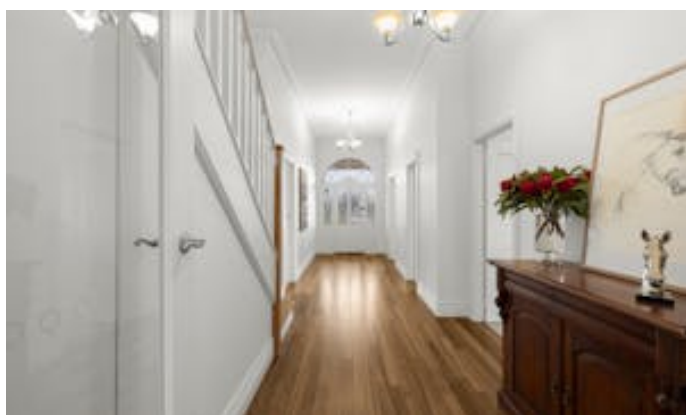
The land with its excellent outlooks, is a blank canvas, ideal for horses, hobby farming, or agricultural pursuits. It's ready for stables, an arena, cattle yards, or a horticultural venture. The paddocks are fertile, cutting approx. 100 round bales annually.

This is a rare opportunity to secure a premium Federation home on creek-front acreage minutes from town. Move-in ready not a thing to be done on a versatile landholding ready for your rural vision, Roseglen presents lifestyle, convenience and future potential in equal measure.

- Land Area 8.62 hectares
- Building Area: 170.00 square metres
- Bedrooms: 4
- Bathrooms: 3

HOMESTEAD

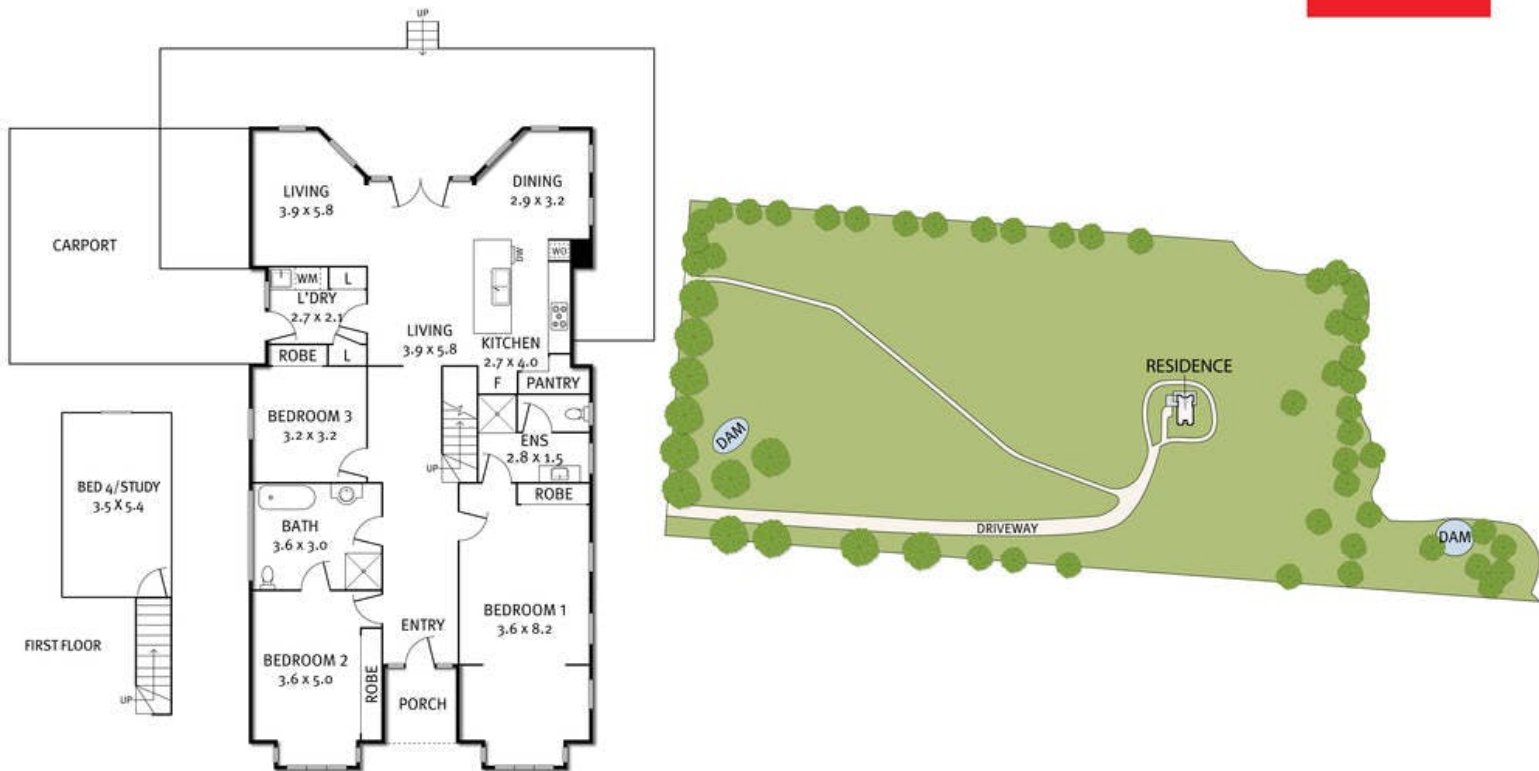
Bedrooms	4
Bathrooms	3
House Area	170.00 square metres







76 Moglonemby Road, Euroa



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