



## 1473 Pranjip Road, EUROA, VIC 3666

Lifestyle Led, Farm Ready: 5BR Home with Shearing Shed & Yards

**54.51 hectares, 134.69 acres**

Situated in the Pranjip district, this long-held family property brings together an immediately comfortable residence with productive country and practical working improvements. At its heart is a generous brick-veneer home offering five bedrooms and two bathrooms, smartly refreshed with new flooring for an easy, move-in start. The open-plan kitchen and dining zone sits at the centre of daily life-ideal for family routines and casual entertaining-while a separate lounge with wood heating provides a warm retreat on cool evenings. Storage is thoughtful across the home, bedrooms are genuinely usable in size, and the layout offers clear scope to personalise over time (think modernised kitchen finishes, a larger alfresco, or a mudroom entry to suit farm living). Around the homestead, established shade trees, neat garden beds and raised vegetable planters create a welcoming, lived-in environment that has been carefully tended over many years.

Functionality and comfort continue outdoors. The home enjoys practical sightlines to the yard and sheds, easy vehicle access, and the kind of everyday usability that makes country living simple - space for trailers and utes, room for kids to roam, and sheltered pockets for outdoor dining through the seasons. Services supporting the home are straightforward and reliable, with the benefit of rural privacy yet the convenience of

**TYPE:** Under Contract

**INTERNET ID:** 300P186498

**SALE DETAILS**

**\$900,000 to \$990,000**

**CONTACT DETAILS**

**Euroa**  
27 Binney Street  
EUROA, VIC  
03 5795 2294

**Brendan Allen**  
0499 229 007

being just 15 minutes to Euroa and within 30 minutes to Shepparton for schools, sport, medical and shopping.

Beyond the house, the land presents as clean, open country - well cared for and ready to work. Water security is anchored by a dam and a well, while established fencing and road access to three boundaries simplify stock movements and contractor access. The improvements are practical and purposeful: a shearing shed with wool press, sheep yards sized for efficient handling, silos for on-farm storage, and a machinery shed plus carport/workshop for maintenance and protection of gear. For buyers seeking genuine capability-whether grazing, mixed-farming or a lifestyle base with livestock-this framework supports immediate use with the option to scale or refine as seasons and goals evolve.

Taken together, this is a well-rounded holding where residential comfort leads the proposition-allowing you to settle in and live well from day one-backed by productive paddocks, reliable water and the right set of farm buildings to keep operations tidy and efficient. Rural seclusion, regional convenience and room to grow: a balanced Pranjip opportunity with the home front firmly taken care of.

- Land Area 54.507109 hectares
- Bedrooms: 5
- Bathrooms: 2

## HOMESTEAD

Bedrooms	5
Bathrooms	2

















