



26 Nolans Road, RUFFY, VIC 3666

"The Ruffy Store House"

Welcome to a character-filled country home set on 2,056sqm (approx.) in the heart of Ruffy, framed by magnificent oaks and designed for easy indoor&## outdoor living. At its core is a three-bedroom residence + study, generous living spaces and a tranquil garden that invites long lunches, kids' cubbies and slow weekends.

Beyond the home, you'll find an expansive entertaining pavilion (formerly the dining room) that comfortably hosts large gatherings-birthdays, harvest dinners, club meetings-flowing to a shaded outdoor area that has easily accommodated 100+ guests. A separate studio/work kitchen adjoins: ideal for preserving, baking days, cooking classes or a serious hobbyist's setup.

For buyers with a side hustle or future plans, the property retains commercial-grade infrastructure-including a fully equipped kitchen, cool room and bar service area-offering the option to explore a providore, coffee window or private events (subject to council approval). Keep it purely residential today; unlock its mixed-use potential tomorrow.

Practicalities are covered with a large rear shed (concrete floor), shipping container storage, rainwater tank and bore, plus external amenities-handly for garden parties and

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TYPE: Auction

INTERNET ID: 300P188952

AUCTION DETAILS

11:00am, Saturday
December 6th, 2025

CONTACT DETAILS

Euroa
27 Binney Street
EUROA, VIC
03 5795 2294

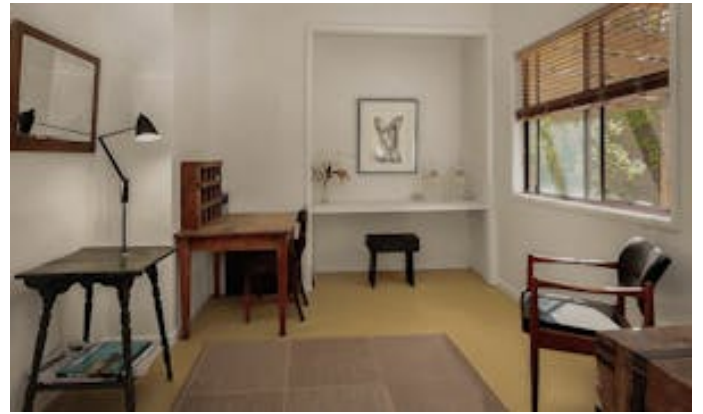
Brendan Allen
0499 229 007

working bees. Inside the home, a Jetmaster wood heater warms the living spaces, the main bedroom features WIR and ensuite, and a separate study supports work-from-home or homework zones. The household kitchen easily doubles for cooking demos if that's your thing.

All of this sits just 30 minutes to Euroa and a touch over two hours to Melbourne via the Hume-close enough for city access, far enough for true country quiet.

- Land Area 2,056.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3











All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.