



## 126 Sugarloaf Road, SHEANS CREEK, VIC 3666

Premium, Sheans Creek (60ac) Holding - Minutes from Euroa

**24.28 hectares, 60.00 acres**

Positioned in the scenic foothills of the Strathbogie Ranges, this well-established lifestyle property offers a private rural setting just 9km from Euroa's main street. Set on approximately 60 acres, the elevated brick residence captures sweeping views across gently undulating farmland. Built by a master builder and held by the same family for 26 years, the property combines space, functionality and strong water security. The established gardens, planted by the current owners more than two decades ago, enhance the setting while remaining practical and low-maintenance, providing a comfortable country base with flexibility for family living, hobbies, guest accommodation or small-scale farming.

### Home & Garden

- 213.5sqm brick residence with flexible floorplan
- Double lock-up garage (55.5sqm) with direct internal access
- Three bedrooms, study, two bathrooms and separate laundry

**TYPE:** For Sale

**INTERNET ID:** 300P190408

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

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

**Christine Ford**  
0419 561 386

- Formal living & dining rooms
- Open-plan kitchen, meals and family area
- Modern appliances with gas cooktop
- Wood combustion heating, evaporative cooling and underfloor heating
- Mix of tiled and carpeted flooring
- Established, low-maintenance gardens
- Grape-covered pergola and garden gazebo
- Abundant native birdlife and open rural outlooks

#### Studio & Shedding

- Separate powered studio with water and air-conditioning - ideal for creative use or guest accommodation.
- 19m x 9m workshop with concrete floor, power and high clearance
- Dedicated caravan carport
- Wood shed and garden shed

#### Land, Water & Farming

- Approximately 60 acres of gently undulating, arable land
- Suitable for grazing, hay production or equine pursuits
- Approximately 160,000 litres of rainwater storage
- 30,000L dam-fed tank with solar pump supplying troughs and gardens
- Two large dams
- Cattle yards and hay shed

A peaceful and productive rural holding with quality infrastructure already in place, this property presents an excellent opportunity to secure a lifestyle asset in a tightly held Sheans Creek location. Offering privacy, views and convenience, it delivers a practical country lifestyle within easy reach of Euroa and the Hume Freeway.

- Land Area 24.281139 hectares
- Building Area: 213.50 square metres
- Bedrooms: 3
- Bathrooms: 3

## HOMESTEAD

Bedrooms	3
Bathrooms	3
House Area	213.50 square metres



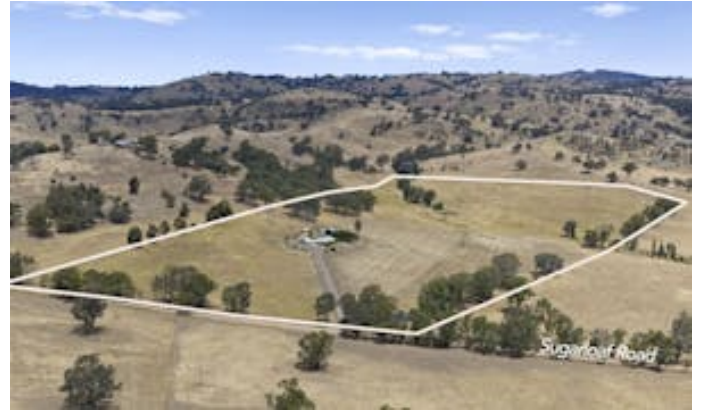












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