



8 Orchid Street, VIOLET TOWN, VIC 3669

Wide, Private and Wonderfully Versatile - A Standout Violet Town Property

Tucked quietly beyond the street on an expansive 3,389m² allotment, this beautifully established property delivers something increasingly rare: privacy, space and lifestyle, all within easy walking distance of the heart of Violet Town.

While technically a battleaxe allotment, the exceptional width and scale of the land ensures the property feels open, spacious and secluded, with generous space surrounding the home and a sense of calm rarely found so close to town.

Built in 2005, the home is centred around a light-filled open plan living zone designed for easy everyday living and entertaining. The master suite sits privately at one end with its own ensuite, while a separate guest wing and bathroom at the opposite end provides ideal flexibility for families, visitors or multigenerational living.

Year-round comfort is ensured with evaporative cooling, split-system heating and cooling in every bedroom and living space, and a fireplace anchoring the main living area.

Recent updates including new carpet and fresh paint in 2022 complement the home's

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TYPE: For Sale

INTERNET ID: 300P190743

SALE DETAILS

\$670,000 - \$720,000

CONTACT DETAILS

Euroa

27 Binney Street
EUROA, VIC
03 5795 2294

Donna Abbey
0488 694 807

relaxed feel, while the large entertaining deck extends the living outdoors, overlooking the permitted spa, established gardens and abundant birdlife.

The landscaped garden creates multiple outdoor zones to enjoy, including a morning coffee spot beneath a mature Manchurian pear, vine-covered front patio, productive vegetable garden, and a dedicated firepit area for evenings under the stars.

A standout feature is the impressive 12m x 8m shed, lined and insulated with part of the floor fitted with gym mats, offering outstanding versatility as a workshop, studio, gym or extensive storage space. Together with the double carport and additional parking, there is room for vehicles, hobbies and equipment with ease.

Energy efficiency is a major highlight, with a 14.1kW Jinko solar array, 10kW Fronius Primo Gen24 inverter and 13.8kWh BYD battery with blackout protection, plus a Fronius Wattpilot EV charger capable of solar-only charging. The system is fully monitored via the Fronius Solar.Web app.

Additional features include:

4-camera Swann security system with app and local monitoring

Security doors on all external doors

Motion-sensor LED flood lighting to the carport, deck and entry

Two 22,500L rainwater tanks (45,000L total)

Town water and electricity (fully electric home)

Fixed wireless internet

Despite the peaceful setting, convenience is exceptional, with many of Violet Town's amenities within easy walking distance:

Perebin Primary School ### 800m

Violet Town Pool ### 800m (free entry with rates notice)

Corner store and main street ### approx. 1km

Violet Town monthly market ### approx. 1km

Football oval ### approx. 1km

Train station ### approx. 2km

Known for its vibrant arts culture and strong community spirit, Violet Town continues to attract buyers seeking a genuine country lifestyle.

Offering space, sustainability and versatility on a substantial town allotment, 8 Orchid Street presents a rare opportunity to secure a private, well-equipped property with room to live, create and enjoy.

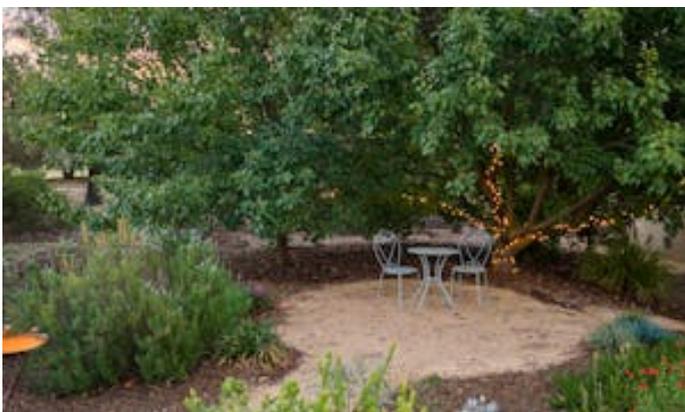
Inspections will reveal just how special this property truly is.

Other features: Close to Schools, Close to Shops, Close to Transport, Security System

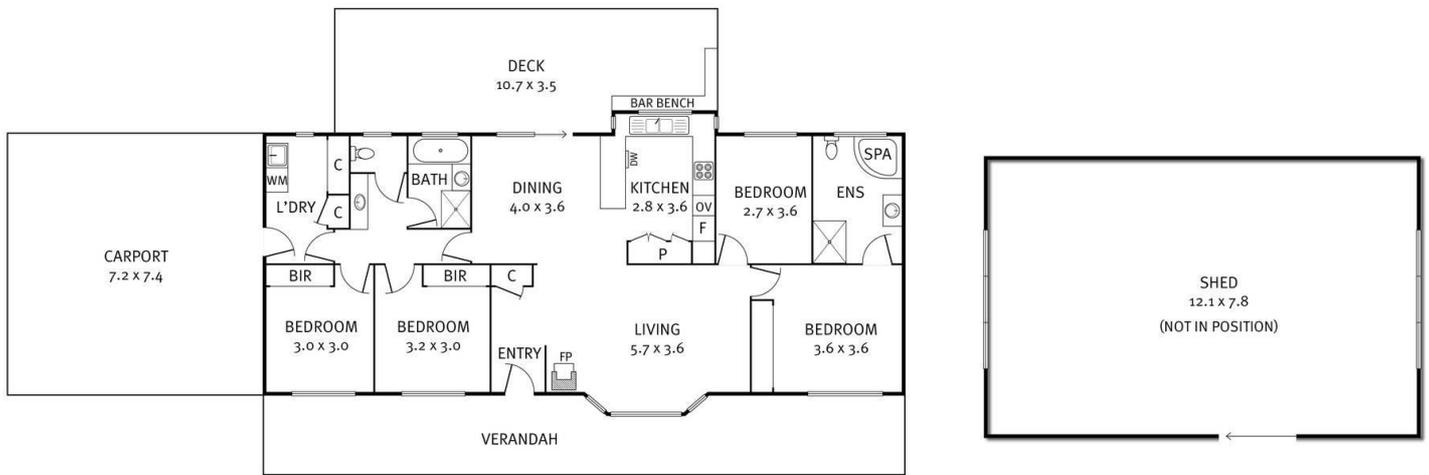
- Land Area 3,389.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

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