# 42 Creek Drive, EUROA, VIC 3666

## Euroa Lifestyle Living on a Beautifully Established allotment

Surrounded by established trees and garden, this completely private residence on an elevated allotment represents an incredibly rare opportunity to purchase a turn-key home in one of Euroa's most tightly-held locations.

Set on a generous allotment of approximately 9,700sqm (just under 2.5 acres) the property provides an appealing combination of comfortable family living, outdoor entertaining and excellent shedding.

The home itself features 3-4 bedrooms, including a delightful main with a renovated and extended walk-in robe and ensuite. The central living area connects with the kitchen and meals space, creating a practical hub of the home, while a separate family room with wood heater provides a warm and inviting space during the cooler months.

Comfort throughout the seasons is well catered for with evaporative cooling, heating, split system and ceiling fans, along with the added benefit of solar power to help manage energy costs.

Large windows throughout the home allow plenty of natural light and capture vistas

**TYPE:** For Sale

**INTERNET ID:** 300P193872

**SALE DETAILS**

$950,000

**CONTACT DETAILS**

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

**Brendan Allen**
0499 229 007

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

across the surrounding gardens. Outdoor living is well catered for with wide verandahs and a generous alfresco entertaining area, providing the perfect place to relax or host family and friends while enjoying the peaceful surrounds.

The property is also well equipped for those needing additional storage or workspace, with a large workshop/shed, machinery shed and double garage, offering excellent space for vehicles, caravans, equipment or hobbies.

Located across from the Seven Creeks reserve and the popular Apex walking track, the property enjoys easy access to one of Euroa's most loved natural areas for walking, cycling and enjoying the outdoors.

The grounds are beautifully established with mature trees, open lawn areas and plenty of room to enjoy the outdoors, all while being just a short distance from Euroa's town centre, schools and local amenities.

Offering space, privacy and a wonderful lifestyle setting, this is an excellent opportunity to secure a well-established lifestyle property in a highly sought-after Creek Drive location.

*Please note, on title is 1.58 hectares. There is a rear section leased long-term to a neighbour. We are advertising 9700sqm as this represents approximately the land used.

Other features: Close to Schools, Close to Shops

- Land Area 9,700.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite

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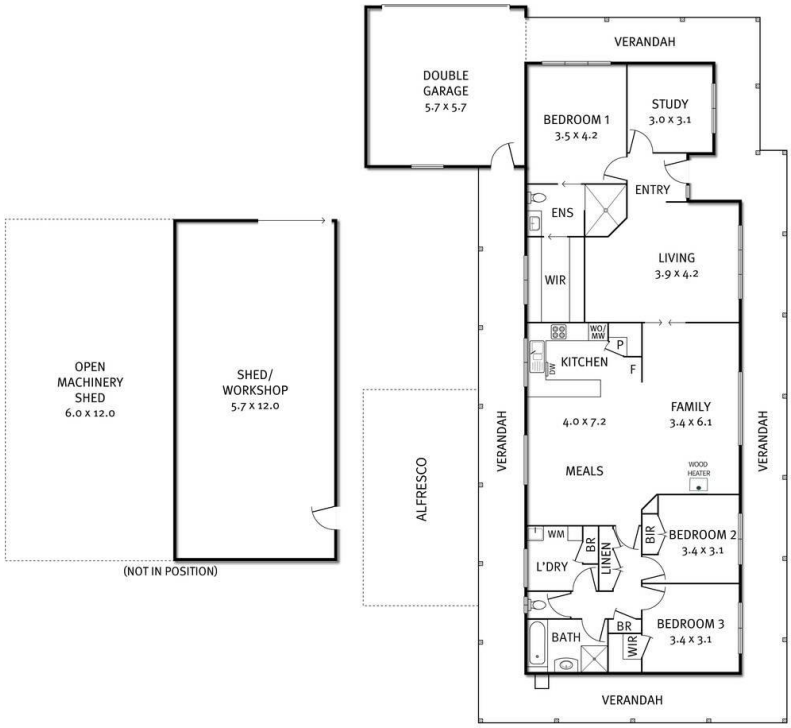


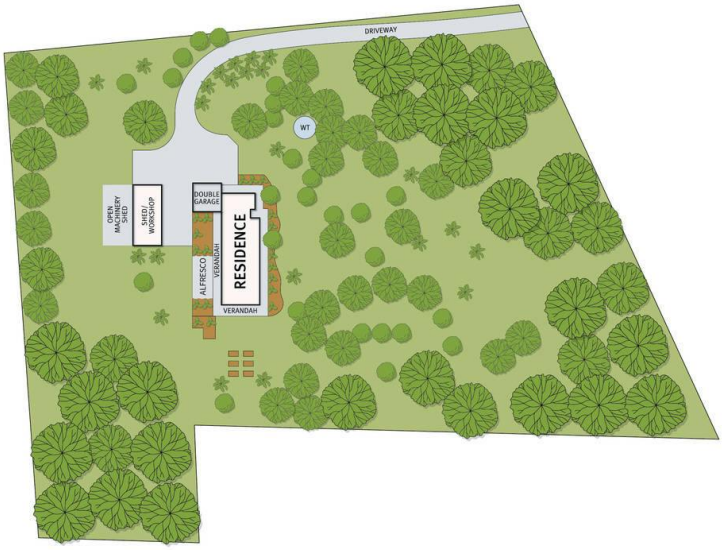


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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE.
LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

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