



8 Pleasance Avenue, EUROA, VIC 3666

Flexible Living with Extensive Shedding in a Prime Euroa Setting

It's not often a property combines a solid family home with this amount of shedding and usable space. 8 Pleasance Avenue does exactly that - and does it well.

Built by JG King and set on a steel frame, the home offers a level of durability and build quality that stands out, positioned in a quiet, well-established pocket of Euroa.

From the moment you step inside, it's clear this is a home designed to be lived in. The layout is practical, with a central open-plan living zone complemented by a separate multi-purpose room that can function as a second living area, rumpus or home office depending on your needs.

At the centre, the kitchen stands out - finished with stone benchtops, quality Westinghouse appliances including a 900mm oven, a walk-in pantry and excellent storage. It's a space that works just as well for day-to-day living as it does when you're entertaining, flowing directly into the open-plan dining and living area.

The additional living space adds flexibility that buyers are always looking for - whether that's a kids' zone, media room or a dedicated work-from-home setup.

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TYPE: For Sale

INTERNET ID: 300P194234

SALE DETAILS

\$860,000

CONTACT DETAILS

Euroa

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EUROA, VIC
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Accommodation is well considered, with four generous bedrooms offering plenty of space throughout. The main bedroom is positioned at the front and includes a walk-in robe and ensuite, while the remaining Queen bedrooms are all well-sized and fitted with robes, serviced by a central bathroom and separate toilet.

Comfort has been well addressed, with double glazed windows, ducted heating, evaporative cooling and split systems ensuring the home performs year-round.

Energy efficiency is another standout, with a solar system and Tesla battery providing both environmental benefits and long-term cost savings.

Step outside and the difference becomes obvious.

The covered alfresco (approx. 7.9m x 3.9m) is set up for year-round use, overlooking a secure, low-maintenance yard with space for kids, pets or further improvements, along with established raised garden beds for those who enjoy growing their own.

And then there's the shedding - which is where this property really sets itself apart:

Large workshop approx. 7.8m x 14.8m - fully lined with wood heater, toilet and sink

Separate caravan storage with extra height - ideal for larger vehicles

Generous carport approx. 6.0m x 8.4m

This is proper infrastructure - ideal for tradies, business owners or anyone needing serious workspace - and it's not something you find often this close to town.

Positioned within easy reach of local schools, sporting facilities and the Seven Creeks walking tracks, the location is established, convenient and always in demand.

A property with genuine substance, flexibility and long-term appeal

- Land Area 924.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 5 car garage
- Single carport





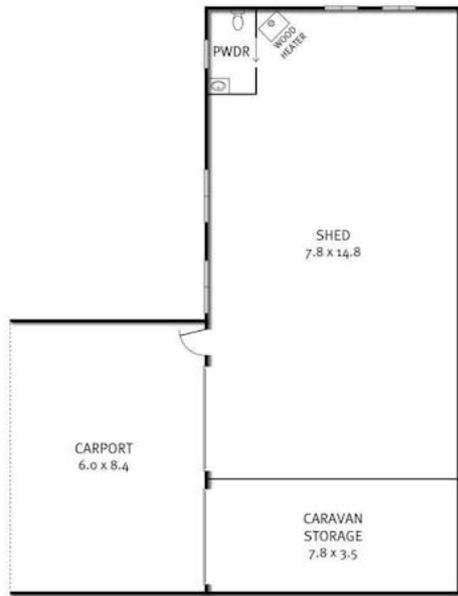


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