



## 82 Spring Creek Road, STRATHBOGIE, VIC 3666

### Absolute Golf Course Frontage, An Unparalleled Strathbogie Lifestyle

Set on an expansive 4,768m<sup>2</sup> allotment beside the picturesque 2nd hole of Strathbogie Golf Course, this inviting brick residence offers an exceptional blend of space, comfort, and lifestyle in the heart of Strathbogie with no neighbours.

A light-filled open-plan living and dining area forms the heart of the home, perfect for relaxed everyday living and entertaining. The modern kitchen boasts a dishwasher, ample storage, and quality appliances, making family meals and gatherings a delight.

With multiple living zones including the expansive open-plan area there's no shortage of space to spread out. Throughout the home, reverse-cycle heating and cooling ensure year-round comfort, and ceiling fans in every bedroom provide added airflow.

Featuring three generous bedrooms plus a handy study, the layout accommodates family and guests with ease. All bedrooms are spacious and filled with natural light, offering comfortable retreats for everyone. The impressive master suite comes complete with a large walk-in robe and a private ensuite, while the remaining bedrooms share a well-appointed central bathroom, ensuring convenience for the whole household.

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.

**TYPE:** For Sale

**INTERNET ID:** 300P196524

#### SALE DETAILS

**\$900,000 to \$960,000**

#### CONTACT DETAILS

**Euroa**

27 Binney Street

EUROA, VIC

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**Brendan Allen**

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Stepping outside, the lifestyle features truly shine. A covered alfresco patio extends the living space outdoors, fitted with a ceiling fan for summer comfort and offering an incredible, uninterrupted view of the golf course's scenic second hole. This is an ideal spot to relax or entertain while enjoying the panoramic greens. For cooler evenings, a dedicated fire pit area invites you to gather under the stars, adding to the property's country charm. The low-maintenance yard is beautifully established with a lush lawn and landscaped gardens, surrounded by hedges to enhance privacy and create a verdant setting. There's direct gated access to the Strathbogie Golf Course itself, so you can step straight onto the fairways â## a golfer's dream.

Practical features haven't been overlooked on this well-equipped small acreage. The property provides excellent vehicle and equipment storage, including a secure main shed/workshop and additional garden shedding for tools or hobby gear. An extra-high clearance carport is perfect for housing a caravan or boat, ensuring your recreational vehicles are safe and ready for your next adventure. A chicken coop and run add a touch of country lifestyle, ideal for those who fancy fresh eggs and a taste of farm living.

For peace of mind and convenience, town water is connected, and a solar power system is in place to boost energy efficiency and reduce utility costs.

Positioned right next to the Strathbogie Recreation Reserve and only a short drive to the local village and general store, this property balances peaceful rural living with everyday convenience. The larger township of Euroa is approximately 20 minutes away, offering additional shops, cafes, schools, and easy access for commuting.

With its idyllic golf course setting, abundance of indoor and outdoor features, and a prime location in one of the district's most scenic locales, this property presents a rare lifestyle opportunity â## space to move inside and out, modern comforts throughout, and the best of country living with town amenities within reach.

Other features: Area Views, Close to Shops, Golf Course Estate

- Land Area 4,768.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Double carport
- Ensuite

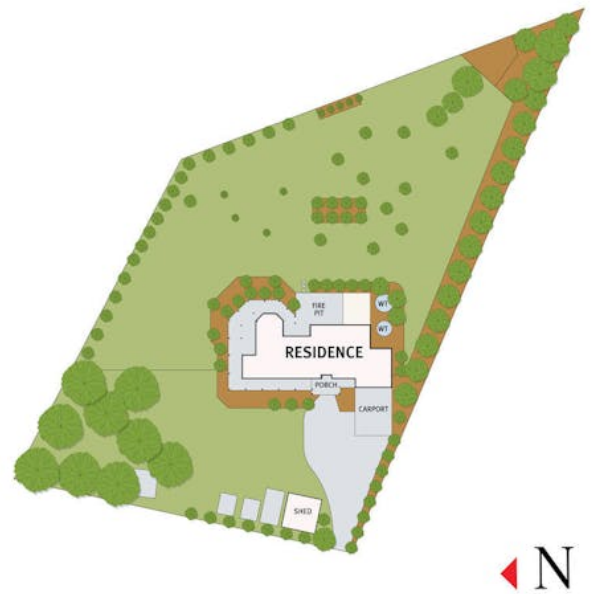








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