



60 Carneys Road, EPPALOCK, VIC 3551

Rustic Charm & A Private 20 Acres - Near to Lake Eppalock

Elders Easy Sale Closes Wednesday 29 April, 2pm (unless sold prior)

Indicative Sale Price \$700,000 - \$770,000

Set on a peaceful 20 acres, this character-filled ranch style home offers a most appealing rural lifestyle. Shady verandahs, beautiful bushland surrounds, and a very versatile floor plan offer you the freedom to live, grow and unwind in complete privacy.

The home and shedding require work to finish the incomplete renovations which is the perfect opportunity for those wishing to add their own style and value.

A western red cedar construction, the home looks perfectly placed in the landscape. It blends rustic warmth with practical family living. Indoors the home features timber accents, a wood heater with brick feature wall surround and timber mantle, and extensive windows that let in plenty of natural light and fresh air.

The floor plan is expansive and flexible. Under the main roofline and with an interconnecting door is the option for a self-contained living space in addition to the

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TYPE: For Sale

INTERNET ID: 84P3010

SALE DETAILS

**Easy Sale Closes Wed
29 April - ISP \$700k -
\$770k**

CONTACT DETAILS

**Elders Real Estate
Bendigo**

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main living. This area offers a lounge, bathroom, bedroom, wood heater and kitchenette. An external sliding door provides separate access â## ideal for guests or multi-generational living.

The block is a harmonious blend of native bush, established gums and usable cleared areas. The scenic catchment dam is large enough for swimming and paddling about in canoes. While there is approximately 80,000L of water storage including two galvanised water tanks, and one poly tank.

Located a 10 minute drive to Strathfieldsaye services, and a short 5 minute drive to water sports and recreational activities at Lake Eppalock. Like the property itself, the position is undeniably very appealing.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Land Area 20 acres
- Bedrooms: 3
- Bathrooms: 2
- Double carport



