



2340 Strathfieldsaye Road Eppalock VIC

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"Birdsville" offers a unique opportunity to embrace a rural lifestyle, without compromising on style or comfort. Ideal for growing families, retirees or hobby farmers, approx 8.11 ha (20 acres) of lush property consists of 2 newly-fenced paddocks with tree-lined Mosquito Creek bordering the eastern boundary.

A 7 meg dam, a bore (new pumps & desalination plant) & approx 100K ltrs of rainwater ensure the property is practically drought-proof.

The stylish 4 bedroom home with modern updates features a main bedroom with a renovated ensuite & WIR. A generous light-filled living room with large bay windows, adjacent spacious dining area & the upgraded kitchen fill the heart of the home. The all-white kitchen boasts a WIP, stone-topped breakfast bar, dishwasher, electric cooktop &

Price : \$1,230,000 - \$1,350,000

Land Size : 8.1 ha

View : <https://www.bendigoballaratrealstate.com.au/sale/vic/greater-bendigo-region/eppalock/residential/house/8041814>



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