



114 Williams Rd, Myers Flat



Outstanding mud brick home on 23 acres of cleared land with town water

- This beautiful family home presents the perfect opportunity for the family wanting a spacious family home on 23 acres of cleared land suitable for a range of purposes. The home has a versatile floor plan complemented by an outdoor entertaining space and high quality finishes; this property is designed to accommodate the living and entertaining requirements of modern family life. With 23 acres of mostly cleared acreage the property is perfect for those wanting a quiet rural lifestyle on the land. An outstanding property with many options for your family, the opportunities for your children or grand children are endless on a rural property such as this.
- Lovely rural farmlet on 23 acres with an outstanding mud brick four bedroom home, the property has town water which is a real bonus
- An impressive and refined design offering all the quality and style necessary to appeal to all families looking for that extra special family home with character and charm
- Four large bedrooms, master with built in robe, additional bedrooms all have built in robes. Open plan kitchen/meals/dining and family room and study nook
- Modern updated kitchen with all electric cooking, dishwasher, tiled splashback and ample storage space
- An excellent mud brick home with features such as exposed beams, slate floors in the living areas, good storage, cathedral ceilings lined with beautiful timbers, stained glass windows. The home has so much warmth and character with the mix of beautiful timbers, glass, timber staircase and slate floors
- There are two split systems reverse for heating and cooling. Ceiling fans in several rooms. A solid fuel heater is also available to really warm things up on a cold winters night

4 bedrooms, 1 bathroom, 4 car spaces, 23.00 ac

Price \$860,000 to \$910,000
Property Type Residential
Property ID 895
Land Area 23.00 ac
Floor Area 183 m2

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- Fabulous undercover entertainment area with spa, brick pizza oven, fire pit and a very nice space outside for home entertaining
- There are nice views from all rooms across the the sweeping landscape. Not to overlook the goal posts and grassed area set up for your own family football match
- Double garage and carport, a separate workshop with power and a concrete floor
- There is a dam on the property for stock which is seasonal, however, town water is always available
- For the environmentalists and others the home could easily be converted to run off the grid to avoid some of the high cost of living expenses
- For the tradie there is a large workshop with power and a concrete floor, for those that wish to have chickens there is a chicken coop, small machinery lean too for the ride on mowers, there is also a shed (5.4m x 5.5m)
- Cleared acreage, perfect home and property for those with horses or other animals. It is extremely rare to secure acreage with town water such as this property has
- Services are town water, power and septic, acreage having town water is an absolute bonus for any property owner
- Magnificent opportunity for those wanting the open spaces and country air available on this beautiful acreage property. Great potential for the future for those that wish to land bank for future opportunities
- There is dual access to the property both off Williams Road and Grintons Lane
- Extensive fencing of the property - ideal for horses or sheep for the hobby farmer
- The property has extensively cleared acreage which is extremely rare to secure in both the Myers Flat and Bendigo areas. Myers Flat is on the outskirts of central Bendigo and is only 5.5km to the village of Eaglehawk and 13.3km to central Bendigo
- There is a bus pick up almost at the front gate for the school children at Grintons Lane
- Directions: The home is set back off Williams Road, with access down the laneway immediately off Williams Road (114). The property also adjoins Grintons Lane

This lovely home and property presents a great opportunity for the family wishing to secure an affordable acreage property. Myers Flat is a very nice area and the property is only minutes to the Eaglehawk CBD. Yes you could move in immediately and enjoy what the property and home have to offer.

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