

SOLD



648 Emu Creek Rd, Emu Creek



## Delightful and charming homestead on 6 acres - extremely unique and beautiful

- Simply one of the most charming and beautifully presented homes one could be fortunate enough to view and certainly buy!
- Fabulous design with charming nooks and crannies wherever you look and great views of the surrounding landscapes
- Extremely unique solid mud brick home (craftsman built) with cathedral ceilings and exposed beams built to blend in with the natural environment
- Lovely staircase to the upper level parent's retreat, Master bedroom on the lower level could easily convert into two bedrooms giving 4 brms in total
- Bluestone, mud brick and timber bungalow (10m x 4.6m) currently used as a games room could easily be utilised as a fully self contained artist's studio
- Terracotta tiled kitchen with modern large la germania 900 gas oven, cooktop and dishwasher
- Plenty of outdoor space across this lovely 6.14 acre property with extensive shedding, two dams, one approx 10 meg with

4 Beds 1 Baths 4 Cars 6.14 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	549
<b>Land Area</b>	6.14 ac
<b>Floor Area</b>	183 m2

### Agent Details

Gavin Butler – 0427 887 766

### Office Details

Eaglehawk  
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Australia  
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**GAVIN  
BUTLER**  
REAL ESTATE

its own small pier

- Extensive storage, book shelves, Harry Potter under stairwell storage
- Solar power with grid feedback to reduce power costs (3.0kw system)
- Fabulous and interesting windows creating a light and airy interior with a beautiful outlook
- Established vegetable garden and chicken house will supply the freshest produce all year round
- Each room you enter has so much charm and character and a touch of Tuscany – you'll love it!
- Sensational solar passive home tucked away in a leafy enclave of established trees, wattles, gardens and a large manna gum tree
- Featuring soaring ceilings and vast north facing windows
- Extensive shedding and workshop; hay shed, caravan shed, glass house, wood shed and garden sheds
- Just a few minutes into the highly desirable suburb of Strathfieldsaye – one of Bendigo's most highly sought after suburbs
- Exposed brick, mud brick and natural wood give the home its earthy feel
- Ample water storage with 35,000 litres rain water storage in tanks plus dams. Secure kangaroo proof fencing for fido around the main home
- Amazing garden and established trees, olive, apple, plum, mandarin, pome granate, peach, fig, apricots, almond plus the vegetable patch
- For the hobby farmer approx 200 bales per year comes off the front paddock
- Lake Eppalock is an 18 minute drive for recreational fishing, boating & swimming
- Directions – at the junction of Emu Creek Road and Storeys Road Emu Creek Road goes off to the left

A rare opportunity presents to secure this wonderful family home (Antonvilla) on 6.14 acres with State Forest backdrop. Oozing with charm and character it will delight most home buyers and is very worthy of inspection. Call Gavin on 0427 88 77 66 for an immediate inspection.

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to

determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



Ground Level	- 148 m <sup>2</sup>
Upper Level	- 35 m <sup>2</sup>
Studio/Workshop	- 97 m <sup>2</sup>
Shed	- 165 m <sup>2</sup>
Carport	- 45 m <sup>2</sup>
Pergola	- 13 m <sup>2</sup>
Total	- 503 m <sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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