

SOLD



49 Kennelly Rd, Eppalock



## Delightful family home on 20 acres

- Absolutely delightful home on 20 acres with extensive established gardens and fruit trees' Five bedrooms and four living areas make this the ideal home for the growing family
- An acreage property in rural Victoria is ideal in these times we live in and presents a fabulous opportunity for the children and grand children to enjoy the open spaces
- Offering five bedrooms and two bathrooms plus a third toilet
- Master bedroom with corner spa bath, built in robe and access to an outside breakfast porch and picturesque gardens. All bedrooms have picturesque views of the gardens.
- Modern kitchen with caesarstone bench tops, gas cooktop, electric oven, tapped rainwater, dishwasher and a large pantry for storage
- Beautiful acreage with established roses, wisteria, oak trees, palms and many fruit trees. Ideal for the children to investigate the abundant plants and wild life that nature has to offer
- Fabulous home that could easily accommodate two families with divided living spaces, perfect for the grand parents if required.
- Extremely large rumpus room ideal for table tennis, billiards or games room
- Lounge room adjoining the rumpus room is extensive and the children have a retreat at the other end of the home immediately off their bedrooms
- For heating and cooling you have ducted evaporative cooling, two solid fuel heaters, ceiling fans, gas wall furnace.
- Solar power (6.6kw system) to save on energy costs.
- Children's retreat could also accommodate a table tennis table or smaller billiard table
- Inbuilt full wall of book shelving for the avid reader who enjoys their library
- This lovely home over the years has had nice upgrades and presents very well

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 642         |
| <b>Land Area</b>     | 20.00 ac    |
| <b>Floor Area</b>    | 244 m2      |

### Agent Details

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### Office Details

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and has been well maintained

- Other features are rainwater tank, garden irrigation system, wrought iron gazebo, double carport, garden shed.
- Workshop (9.0 metres x 6.0 metres) with power
- Lovely inground pool just off the paved alfresco area ideal for family entertaining and a splash splash for all
- Nice dam and a 4.6 megalitre (4.6 million litres) water right to irrigate the gardens. The home is connected to the Eppalock mains pipeline so there is ample water for showering, toilets, gardens etc The water is also potable but you can opt for tank water for drinking water. So no shortage of water at this property.
- Only eight minutes drive to Strathfieldsaye and a further ten minutes to Bendigo. Postal delivery to the gate and the school bus stop is walking distance just down the road
- For those that enjoy fishing and boating you have Lake Eppalock nearby (Five minutes drive)

This very nice home in a rural setting and yet only minutes to both Strathfieldsaye and Bendigo offers a very good opportunity to secure a lifestyle property for your family. The suburb of Eppalock really signifies Lake Eppalock and surrounds and this home is close to all amenities in the surrounding suburbs of Strathfieldsaye and Bendigo.

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