



74 Sharrocks Road Mount Egerton VIC

1 1 4

Peace and quiet located in the historic township of Mt Egerton, delight in this stunning treed allotment stretching over approx 10 acres of beautiful native bushland cascading down valley slopes with an abundant wildlife and fauna to explore plus gorgeous views to surround yourself in. This fantastic opportunity is for those seeking a project to take on and finish the works that have commenced on this partially renovated 4 bedroom dwelling. Ideally suit the well-equipped handyman, tradesman or keen renovators seeking a simple life amongst nature. Easy access to western freeway for commuters and convenient 26 min to Ballarat.

Set atop a picturesque hill this property is primed with potential and bursting with possibility, liveable and move in ready with scope to complete current works as per the material facts noted in contact of sale. Furthermore the

Price : \$ 500,000
Land Size : 10 Acres
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mount-egerton/residential/house/7802616>



Robert Cunningham
5337 0040

Internal 233m² External 40008m² Total 40241m²

74 Sharrocks Road, Mount Egerton



NORTH

4 x 1 x 2 x



Doepel
Lilley +
Taylor
Real Estate Est 1998

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.