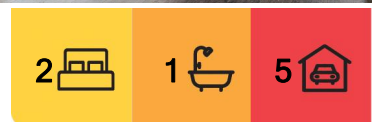


## Sugarloaf Creek, 915 Seymour-Pyalong Road

### Discover Tranquillity on 32.2 Acres

Escape to a secluded lifestyle on this expansive 32.2-acre (approx.) property, located a mere 15km from both Seymour and Broadford townships via sealed roads. This haven offers the perfect blend of privacy and convenience, with passing school buses and sealed road frontage ensuring ease of access. Nestled amidst the park-like surrounds, the two-bedroom home exudes comfort. Upgraded bathroom facilities add a touch of modernity. The cathedral timber-lined ceilings in the lounge, meals area and master bedroom create an inviting ambiance. Additional accommodation is provided by a one-bedroom studio, offering versatility for extended living. The property boasts three dams with provisions for garden watering, ideal for sustaining the lush greenery that envelops this retreat. Quality cattle yards, well-



#### For Sale

Please Call

#### View

[ljhooker.com.au/7G3HJS](http://ljhooker.com.au/7G3HJS)

#### Contact

**Gavin Henderson**

0408 359 764

[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)



**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



fenced paddocks, and a substantial 12m x 4.2m carport contribute to the functionality of the land. Further enhancing the property are a spacious 15m x 8.5m garage, perfect for multiple uses, and a 12m x 6m garage/workshop with mezzanine flooring and storage rooms.

Whether you choose to extend the existing home to suit your family's needs or embark on the journey of building a new one, the possibilities are abundant. The property is adorned with lovely shade trees, making it an ideal haven for horses, sheep, cattle, alpacas, and more.

This is more than a home; it's a canvas for your rural lifestyle dreams. Embrace the serenity and possibilities this property offers. Connect with us to embark on this unique journey of rural living - call Gavin on 0408 359 764 to arrange an inspection.

## More About this Property

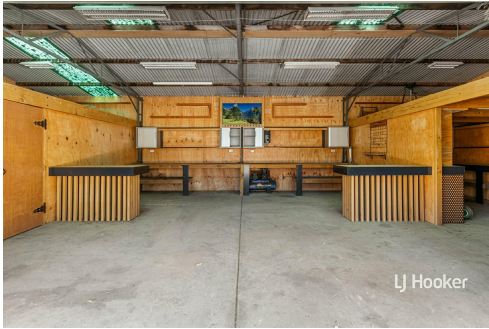
Property ID	7G3HJS
Property Type	House
Land Area	32.2 acre
Including	Toilets (1)

**Gavin Henderson 0408 359 764**

Principal | ghenderson.broadford@ljhooker.com.au

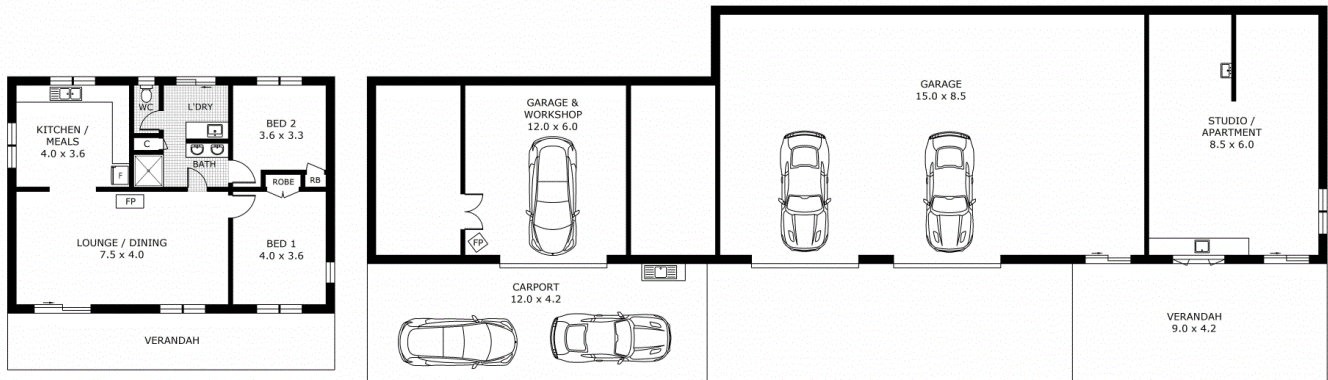
**LJ Hooker Broadford | Kilmore (03) 5784 2558**

1629 Broadford Wandong Road, BROADFORD VIC 3658  
broadford.ljhooker.com.au | broadford@ljhooker.com.au



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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.

Residence	-	84.8 m <sup>2</sup>
Verandah	-	21.9 m <sup>2</sup>
Garage	-	252.6 m <sup>2</sup>
Workshop	-	
Carport	-	50.4 m <sup>2</sup>
Verandah	-	37.8 m <sup>2</sup>
Total	-	447.5 m <sup>2</sup>



# 915 Sugarloaf Creek Road, Sugarloaf



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