

Sold



## 7 Egans Lane, Newham



### Peaceful and Private Oasis

Rural oasis with carefully positioned north-facing two-storey mud brick home that blends natural, reclaimed and historical elements to create a unique warmth and ambience.

Enjoy open plan dining and lounge with cosy wood heating and garden and lake vistas from every window. The central kitchen is a cook's delight with electric and gas cooking, dishwasher and ample benchtops for all your family celebrations and entertaining. The AGA wood burning stove is fantastic for baking and slow Sunday roasts together.

There are three generously bright and airy bedrooms upstairs with wonderful views and light-filled spaces plus an additional study and storeroom. Downstairs is a fourth bedroom with built in robes and garden outlooks down to the ornamental lake.

The family bathroom with claw foot bath is perfect for soaking away the day and there is a functional laundry/mud room with external access to come in after a day in the garden.

Outside brick paved verandas and a vine covered west-facing pergola captures a wonderful sunset and extends to the meandering grounds with shade, native and fruit trees, including plum, cherry, apples and pear. Further infrastructure includes a carport and enclosed shedding with concrete floor, power and studio space, chicken coop and run, water tank and bore, enclosed kitchen garden with raised garden beds complete with seasonal veggies and established berry vines. The feature ornamental lake provides a wonderful habitat for native bird life and a picturesque outlook to enjoy year

4 1 2 5.00 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1149
<b>Land Area</b>	5.00 ac

#### Agent Details

Kim Forsyth - 0409 491 229

#### Office Details

Property Management Macedon Ranges  
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round. There is even a flying fox for the more adventurous at heart.

Located on a private 5 acres (approx.) between the Cobaw State Forest and Hanging Rock, minutes from the vibrant Newham General Store and approximately 15 minutes to either Woodend or Kyneton, the location is ideal for a rural retreat whilst maintaining proximity to transport, trains, shopping and schools. The property is central to local wineries, markets and everything the wonderful Macedon Ranges has to offer.

Contact Agent, Kim Forsyth to secure your private appointment today.

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