



**201 Gordon Egerton Road Gordon VIC**

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Directions: From the Gordon Post Office travel toward Mt Egerton, cross the railway line, and the property is app 2km from the PO on the Left Hand side.

Nestled in a well planned easy care garden with a grand entrance, this superb low maintenance home "says welcome". Well positioned on the quiet fringe of Gordon township, it offers 3 double bedrooms, ensuite, 3 separate living areas, the warmth and character of brick and timber, country style verandahs, full insulation, lovely décor and creature comforts including dishwasher, split system air conditioning, OFP and s/c heating, spa bath to main bathroom, security system and excellent fittings and fixtures throughout. Extra-large double garage with remote doors, 8m x 12m shed with concrete and power, extra garage, woodshed, town and tank water, extensive orchard, extensive aviaries (or convert to your

**Price** : \$ 591,000  
**Land Size** : 11.5 Acres  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/gordon/residential/house/6187573>



**John Morris**  
03 5331 2000

Total Living Area: Approx. 17.6sq

