



### 32 Trounces Lane Mount Egerton VIC

3 1 2

Situated in highly popular Mt Egerton on the Melbourne side is this superb lifestyle property offering a quality standard of living combined with the benefit of a generous parcel of land. Offering around 8 hectares (approx.) of undulating land with a large dam, quality fencing and paddocks, this is the ideal property with a mix of bush and clear spaces. If you have horses there is a stable also. The home itself is very comfortable and consists of three generous bedrooms all with BIR's and two way bathroom. The kitchen, living and meals area is all open plan providing a huge amount of space along with lovely view of the well maintained gardens. The kitchen itself features good cupboard and bench space as well as a dishwasher. The home is well serviced by both split system and cosy wood heater. You will love sitting outside under the bull nosed veranda and ta ...

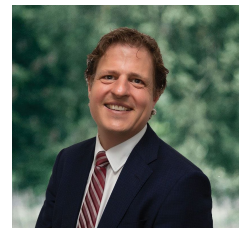
**Price** : \$ 750,000

**Land Size** : 8 ha

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-egerton/residential/house/7634697>

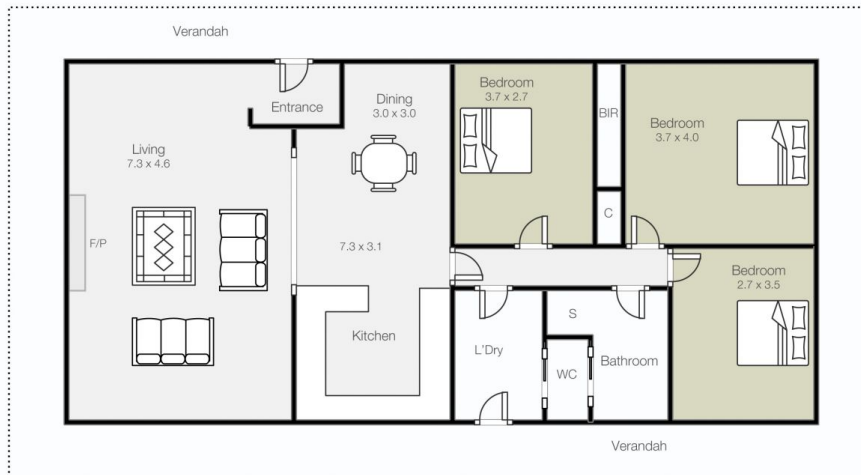


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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.