

1311 Waubra-Talbot Road Evansford VIC

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Set in the peaceful surrounds of Evansford, this beautifully architecturally designed residence offers the perfect balance of modern living and rural tranquility. Nestled on 7.6 acres (approx.), this bespoke home features 3 spacious bedrooms, a stylish central bathroom, and a dedicated home office - ideal for remote work or creative pursuits.

The thoughtfully designed floorplan maximizes natural light and space, with clean contemporary lines, soaring ceilings, polished concrete flooring with waffle slab insulation throughout and expansive double glazed windows that frame the stunning rural outlook. The open-plan living and dining area flows seamlessly to a modern kitchen, creating an inviting hub for family life and entertaining with an abundance of cupboard and storage space throughout the home.

Price : \$849,000 - \$919,000

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/evansford/residential/rural/8527773>



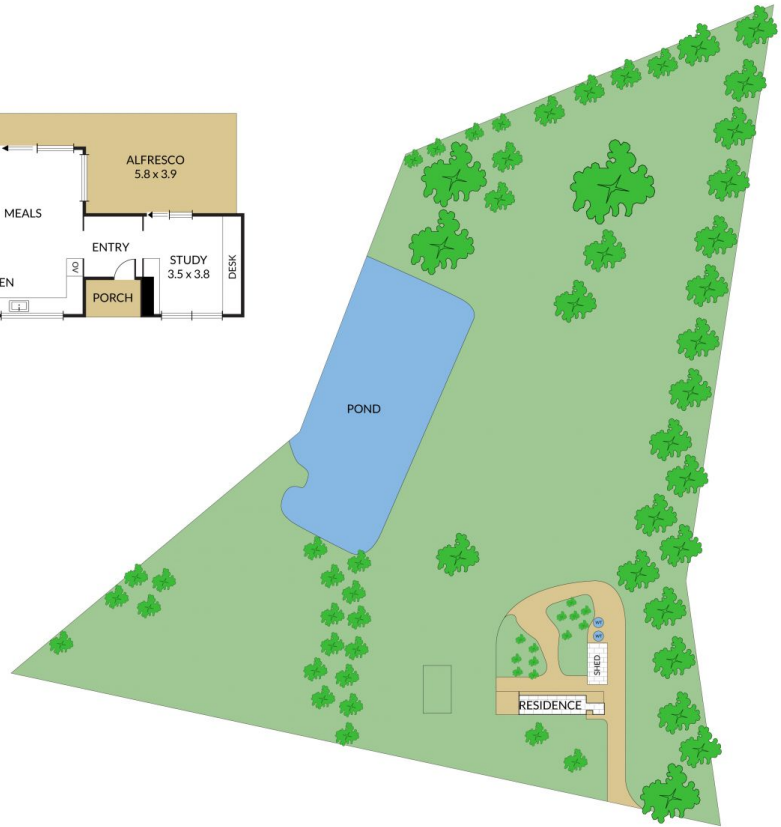
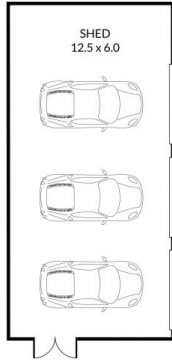
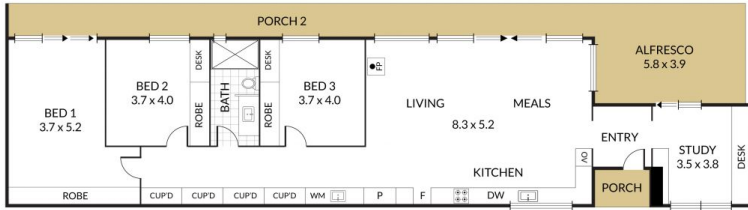
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Internal 143m² External 31160m² Total 31303m²

1311 Waubra-Talbot Road, **Evansford**



3 x 1 x 3 x



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