



## 234 Church Road Trawalla VIC

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This luxurious property offers a serene lifestyle with expansive views, close to essential amenities & leisure activities. It features a fully equipped cabana with an outdoor spa, a giant high bay shed fitted with a bathroom, off-grid battery system, a meticulously renovated house, & extensive outdoor facilities including a water storage system, veggie gardens, & fruit trees. The property is ideally located just 6 minutes from Beaufort approx. 30 minutes to Ballarat & only 1.5 hours from Melbourne, providing a blend of peaceful rural living with easy access to city life.

The shed includes, plumbing & gas connection, a fully insulated bathroom, roof insulation and a ew off-grid solar power system. The centre concrete slab and car port has reinforced concrete rated to 8 tonnes.

**Price** : \$1,350,000 - \$1,450,000

**Land Size** : 2.637 ha

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/trawalla/residential/house/8166910>



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Approx House Area 184m<sup>2</sup>  
 Approx Land Area 77606m<sup>2</sup> 4 3 1

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**234 Church Road, Trawalla**

