

# 1 Bells Road, Linton, Vic 3360



## Sold House

Wednesday, 22 May 2024

1 Bells Road, Linton, Vic 3360

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: House



Toby Tanis  
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Phil Hayward  
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**\$531,000**

What a great opportunity has presented itself to enter the acreage market and put your own spin on a home that is ready to be taken to the next level. Situated on 6 acres (2.64HA) surrounded by scenic farmland sits this three bedroom brick veneer home offering a quality county feel. Upon entry, you will be greeted by an open kitchen and living space ideal for the growing family. The kitchen looks out towards the enclosed alfresco and offers ample storage with electric appliances. A large wood fire cleverly separates the kitchen, dining and living room and is designed to spread heat throughout the whole house and makes this space the heart of the home. The spacious master bedroom features a built in robe and has direct access to the family bathroom. Externally the property features a beautiful blend of cleared and treed land allowing privacy as well as room for stock. Other features include a fully enclosed alfresco, quality fencing around the boundaries, shedding which could be used for hay storage or as a workshop with some maintenance, and a bitumen road frontage with great street appeal. Services include tank water, mains power and septic sewage. Located far enough out of town to give you the privacy you have been craving but amenities aren't far away with just over half an hour to the Ballarat CBD, slightly over an hour to Geelong and 6 minutes to the township of Linton which features a local primary school, a bowls club, general store for take away or some groceries and a pub for a quality country meal. For more information or to book your private viewing contact Toby Tanis on 0413842666.