

10 Wattle Road, Dereel, Vic 3352

House For Sale

Saturday, 18 November 2023

10 Wattle Road, Dereel, Vic 3352

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 8 m2

Type: House



Chris Leonard
0409040923

\$745,000 - \$765,000

Nestled in the tranquil setting of Dereel, this two-year-old modern home offers a perfect blend of country charm and contemporary living. Situated just 30 minutes from Ballarat and a little over an hour from Geelong, it provides an idyllic lifestyle with easy access to urban amenities. This property, set on a spacious 20-acre corner block, is a haven of privacy and natural beauty, complete with modern comforts and conveniences. Key Features: Just 30 minutes from Ballarat and over an hour from Geelong, offering a peaceful country setting with city convenience. A two-year-old property featuring contemporary design and low-maintenance living. Includes three bedrooms all with walk-in robe, with a master bedroom boasting an ensuite and walk-in robe. North-facing kitchen, dining, and living area, designed for comfort and style. Equipped with double-glazed windows and a reverse cycle split system for year-round comfort. Timber decked verandah and an enclosed dog yard enhance outdoor living. 44,000L tank water plus a 10,000L CFA tank, along with gas instant hot water and a septic system. NBN internet available for seamless connectivity. Spacious shed with two roller doors, a front verandah, an attached carport, and a shipping container for extra storage. Features a veggie patch, fruit trees, a dam, and a natural bush block with cleared acres. Zoned low-density residential, offering potential for subdivision subject to council approval. Close to schools in Rokewood, Napoleons, or Ballarat, ideal for families. This property is more than just a home; it's a lifestyle choice for those seeking the tranquillity of the countryside with the convenience of city proximity. Embrace this opportunity to own a piece of modern country paradise. Ballarat's Best-Selling Team