

# 12 Gambles Lane, Leonards Hill, Vic 3461



## Sold House

Thursday, 16 November 2023

12 Gambles Lane, Leonards Hill, Vic 3461

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 6**

**Area: 8 m2**

**Type: House**



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## Contact agent

Perfectly positioned between the townships of Daylesford and Ballan, a rare opportunity exists for this property of approx. 22 acres situated on two titles being sold together. If you love a view, look no further with panoramic views as far as the eye can see, taking in sights of Daylesford, Mount Franklin, Musk and more. Boasting a family-friendly home with 4 bedrooms, 3 with large built-in robes and floor-to-ceiling windows. A central bathroom with shower, bath, separate W.C and a large laundry with plenty of room for storage. The 'L' shaped lounge/dining includes a large wood fire heater and split system to keep you comfortable all year round. The kitchen with plenty of cupboard space includes a large pantry, dishwasher and stovetop connected to LPG. Outside, established trees and garden surround the residence. Multiple shedding, including a 6-car garage gives you ample room to store multiple vehicles and more. The land is divided into multiple fenced paddocks suitable for livestock, including two spring fed dams with one servicing the house with its water supply. The rich agricultural soil is ideal for farming and gardening. Surrounded by the Wombat State Forest there is an abundance of wildlife, birdlife, and native fauna in the area. There are so many possibilities with a property like this, a true country lifestyle is waiting for you!