

**165 Kennedys Road, Smythes Creek, Vic 3351**

**House For Sale**

Wednesday, 10 April 2024



165 Kennedys Road, Smythes Creek, Vic 3351

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



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## **\$1,100,000 - \$1,150,000**

Abounding in country character and charm, this architecturally designed mudbrick and timber home is privately nestled in a 5 acre park-like setting. The property offers 2 residences that are side by side giving you numerous options as to the use and configuration of the homes. The downstairs level of the main residence comprises the central living area, dining area, the kitchen, the master bedroom complete with ensuite and walk in robe, a 4th bedroom or study, a "gallery" space and a powder room. Upstairs there is further living space, a bathroom, the spacious second and third bedrooms and access to the 2 upstairs balconies. Adjacent to the main residence the fully self-contained second residence offers another 2 bedrooms, lounge and dining, bathroom and kitchen. Further features of note include combustion wood heating in both homes, exposed century old recycled timber beams, vaulted cathedral ceilings and an abundance of natural light throughout the properties. Outside the property offers established gardens, a large dam, a lock up shed/workshop and carport parking for numerous vehicles. Enjoying sealed road access only minutes' drive from Ballarat, this is a unique lifestyle offering the likes of which is rarely available. Nestled within a sprawling park-like 5 acres with a mixture of native bushland and cleared land, this architecturally crafted mudbrick and timber residence exudes country charm and character. Privately positioned, the property boasts two side-by-side residences, offering versatile usage options for families with dependants or the option for extra rental/short stay income! The main residence's ground floor welcomes you with a central living area, dining space, a well-appointed kitchen, a luxurious master bedroom complete with an updated ensuite and walk-in robe, a versatile fourth bedroom or study, a captivating double height 'gallery' space, and a powder room. Ascend to the upper level to discover additional living space, another renovated bathroom, two spacious bedrooms, and access to two balconies overlooking the serene surroundings. Adjacent to the main residence, a fully self-contained second dwelling features a spacious upper level a small single bedroom downstairs a comfortable lounge and dining area, a bathroom, and a well-equipped kitchen. Noteworthy features include cozy combustion wood heating and split system heating/cooling units in both homes, exposed century-old recycled timber beams, soaring vaulted cathedral ceilings, renovated bathrooms, and an abundance of natural light filtering through. Outside, the property boasts established gardens, a sizable dam, a secure lock-up shed/workshop (with power), carport parking for multiple vehicles, fenced paddock for stock or horses with water supply, enclosed pet yard and a rooftop sprinkler system. Accessible via a sealed road, the property enjoys a convenient location just a short drive from Ballarat with the many amenities of the Delacombe Town Centre a short drive away.