

17 Browns Road, Smythesdale, Vic 3351



House For Sale

Thursday, 16 November 2023

17 Browns Road, Smythesdale, Vic 3351

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 913 m2

Type: House



Matthew Edwards
0401728881



Sophie Constable
0497272195

\$595,000 - \$645,000

Discover the epitome of modern living in this beautifully designed, energy-efficient home. Crafted with meticulous attention to detail, this residence seamlessly blends luxury with sustainability. • With an impressive 7-star energy rating, this property is a testament to eco-friendly living and sits proudly upon the large allotment of approx. 913m². • Experience unparalleled comfort within an air-tight building, meticulously modelled after the 'Passiv Haus' concept, promoting optimal energy conservation and climate control. • The 25mm PIR board insulation creates a thermal barrier, ensuring that the interior maintains a consistent temperature, reducing the need for excessive heating or cooling. • The home comprises of three bedrooms, master with ensuite, natural light throughout, a bright interior and a gorgeous kitchen overlooking the living area. • Built by a local builder, quality has been assured throughout with Blackbutt flooring, quality appliances, fantastic decking to the front and rear and the home has been positioned to take in an outlook over the adjoining crown land that offers a tennis court for recreational use. • Experience the allure of minimalist aesthetics, where clean lines and open spaces create an inviting ambiance. This property is a perfect blend of style and sustainability, inviting you to live harmoniously with both nature and modern luxury. • Just a short stroll to shops, cafes, schooling, medical, pub, supermarket and sporting facilities and only 20 minutes to Ballarat. • For more information contact Matt Edwards or Sophie Constable.