

# 17A Nine Mile Road, Napoleons, Vic 3352

## House For Sale

Friday, 19 April 2024

17A Nine Mile Road, Napoleons, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



Jake Clark  
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**\$1,190,000-\$1,240,000**

If you're considering a transition from urban living to the serene beauty of the countryside, this exceptional family residence is a perfect choice. Nestled in a tranquil setting, this warm and welcoming home, built just five years ago, spans approximately 7 acres. It basks in natural light and offers panoramic views. Conveniently located in Ballarat's highly sought after Napoleons location, the property is a mere stroll from the Napoleons General Store, a 15-minute drive from the bustling Ballarat CBD, and 9 minutes from charming Buninyong. Crafted with meticulous attention to detail, the home features premium fittings, square panelling, complimentary colours and an expansive open-plan layout. The oversized master bedroom is a retreat in itself, with expansive feature windows framing breathtaking views of Mt. Buninyong. It boasts a spacious walk-in robe and a luxurious ensuite. The three additional bedrooms are well-appointed with generous built-in robes with a second living space in the centre, further highlighting its magnificent and well thought floor plan design. Culinary enthusiasts will be enchanted by the designer kitchen, equipped with top-of-the-line AEG appliances, elegant stone benchtops, and a breakfast bar. The kitchen also offers ample storage and bench space, along with a large refrigerator area with a water connection. Entertaining is effortless with the vast alfresco area that elegantly integrates indoor and outdoor living. Sliding doors open to the dining area, and the space is enhanced by 100-year-old Oregon beams, adding a touch of historical charm. The home is fitted with modern conveniences such as LED downlights, spotted gum timber flooring, insulated walls and ceilings, a cozy wood heater for winter, and a split system for efficient heating and cooling. The exterior of the property includes a fully fenced and enclosed yard, a spacious 7x 12 shed including the 6x7m garage with high 3m roller doors, concrete, power and water, a substantial 125,000l water tank, a picturesque dam, and a secure dog run. This property promises a lifestyle of peaceful privacy and luxurious comfort, just a stone's throw from city amenities. Ballarat's Best-Selling Team.