

**189 Heinzs Road, Cambrian Hill, Vic 3352**



**House For Sale**

Monday, 6 November 2023

189 Heinzs Road, Cambrian Hill, Vic 3352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 7 m2**

**Type: House**



Matthew Edwards  
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Sophie Constable  
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**\$1,299,000**

Embrace the beauty of country living with this spacious brick home nestled amidst lush greenery and offering a picturesque outlook • Set on approx. 17.61 acres, the home offers four spacious bedrooms including a master with an ensuite, two large living areas, 9ft ceilings throughout and a floor plan that caters for large families that want to spread out. • Enjoy year round comfort with wood heating and reverse cycle air conditioning and enjoy the warmth of the sun through the front windows during winter as the property faces East. • The kitchen and dining area is the hub of the home and opens out on to the massive undercover alfresco area with pizza oven – perfect for entertaining. • Take in a view of Mount Buninyong and over your established trees and gardens or watch the kids play on the full sized tennis court – perfect for a family competition and play space. • The shedding on the property is impressive with an over sized double garage attached to the house, a 15m x 9m shed with concrete floor and power and plenty of off street parking space in the yard. • Externally, the well fenced and well sheltered paddocks with lush green pastures open up the possibilities for a variety of rural uses. • There is ample water from water tanks as well as two feature dams providing plenty of water supply to the animals and for the gardens. Sheep yards make paddock transition and loading a breeze. • Just 10 minutes from the middle of Ballarat, 5 minutes to shopping, schooling and sporting facilities, this property offers the opportunity to live the quiet country life without the hassle of a big commute. • To book a private viewing contact Matt Edwards on 0401 728 881.