

**21 Muscatel Street, Invermay, Vic 3352**



**Sold House**

Wednesday, 15 May 2024

21 Muscatel Street, Invermay, Vic 3352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Toby Tanis  
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Ash McCafferty  
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## Contact agent

With a superb location in a tightly held precinct, this tranquil lifestyle property comprises 3.3 acres/1.3 Hectares with the perfect mix of usable land and mature trees. Only minutes to the Ballarat CBD and Western freeway, this property offers the lifestyle of country living without the drawbacks of a long commute! The brick veneer home enjoys four generously proportioned bedrooms all featuring built-in robes, a formal lounge and a massive rumpus room for the growing family. The kitchen offers ample cupboard space, a walk-in pantry, electric cooking and views out towards the rural landscape. Other features include a large family bathroom, a split system for year-round comfort, and an undercover entertaining area looking over the beautiful land. Outside the home is surrounded with mature native trees – creating a picture-perfect country property. The property includes a large paddock mostly cleared and ideal for stock with a few trees for shelter, a large enclosed house yard perfect for keeping young children or the family pet safe, a beautiful tree lined entryway welcoming you home every day and a 9m x 9m shed with power and concrete ideal for storage or a workshop. Serviced by mains power, water and NBN with septic sewage. Located in Invermay one of Ballarat's most sought after suburbs this property is sure to go quick. Located 10 minutes from the Ballarat CBD for all your schooling, shops and hospitals and 5 minutes to the Western Freeway. Contact Toby Tanis for more information or to book a private viewing.