

2324 Ballan-Daylesford Road, Sailors Falls, Vic 3461



House For Sale

Wednesday, 6 September 2023

2324 Ballan-Daylesford Road, Sailors Falls, Vic 3461

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 7365 m2

Type: House



Kim McQueen



Ashleigh Sillar
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\$890,000 - \$950,000

Lovingly restored and extended home has the charm and sense of space that makes a move to the country idyllic. Hidden away on 7,365 square metres/1.8 acres (approx.) of land, it's character-rich and cherished for its far-reaching views, brilliant for big gatherings in the undercover entertainer's pavilion, and well-designed with three bedrooms and a home office/fourth bedroom, and extensive infrastructure. Sailors Falls is a wonderful place to call home or to escape to on weekends. It's a five-minute drive to Daylesford, and famous for the waterfall that gives this leafy hamlet its name. Your new address is just 300 metres from the acclaimed Sault Restaurant, where seasonal produce and fields of flowers make it one of the region's most popular day-trip destinations. A walk through the garden lets you experience the natural beauty and established greenery that enhance this property. A backdrop of bushland complements the flowering garden and lawn, planted with hydrangeas, fragrant roses, apple and fig trees, vegetables and herbs. The house has evolved from a classic country cottage into a welcoming home, featuring spacious living and dining rooms with wood heater, air conditioning, a timber-lined ceiling, barn door, and wainscot walls. Brilliant spaces for everyday living, they offer yesteryear features and today's practicality. The recently renovated kitchen includes a freestanding Falcon range, pressed-metal splashbacks, subway tiles, a dishwasher, and soft-close cabinetry. Step outside to the expansive entertainer's pavilion which offers plenty of multi-purpose space and features an open fireplace, gas cooktop, and kitchenette. Tailormade for indoor-outdoor living, ideal for setting up a pool table, or becoming an undercover hobby area. One of the bedrooms can be your zoned retreat or guest suite with its own entrance, a mezzanine with room to set up another study or library, with split-system air conditioning, feature windows, and timber cabinetry. There's 1.5 bathrooms, a spacious laundry/mudroom, new interior paintwork, timber and stone floors. All the infrastructure you need for a country lifestyle is in place, including a big machinery shed with a remote-control roller door, a four-car carport, dam, domestic bore, solar power, six water tanks, wood storage, and a greenhouse.** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.