

# 248 Browns Road, Dereel, Vic 3352

## Residential Land For Sale

Wednesday, 12 June 2024

248 Browns Road, Dereel, Vic 3352

Area: 2 m2

Type: Residential Land



Jake Clark  
0400194418



Felicity Clark  
0448897167

**\$240,000 - \$260,000**

Discover a unique opportunity with this charming retreat located just 25 minutes from Ballarat. Perfectly situated on a spacious 5 acre allotment, this property offers you the unique opportunity to enjoy this as a getaway while you build your dream home (STCA) or simply continue to use it as an escape from modern stresses. Inside, you'll find a cozy bedroom and a functional bathroom equipped with a toilet, shower and laundry trough. The inviting living area features a wood fire heater with an exposed flue, ensuring warmth and comfort throughout the cooler months. The kitchenette includes a sink, and plenty of bench space, making meal preparation a breeze. Step outside to enjoy the picturesque dam or the amazing flora and fauna that surround the property. The front outdoor entertaining veranda, complete with a wood-fired pizza oven is perfect for hosting friends and family. Additional features include a wood shed and a shipping container for extra storage. The property is also equipped to run on a small generator, with bottle gas hot water and pump for water pressure, providing reliable energy solutions. Whether you're looking for a weekend retreat or a serene permanent residence, this property offers an idyllic setting in a highly sought-after location. Don't miss out on this rare opportunity. Ballarat's Best-Selling Team.