

# 256 Jaicomellis Lane, Ballan, Vic 3342

## House For Sale

Thursday, 13 June 2024

256 Jaicomellis Lane, Ballan, Vic 3342

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 19 m2

Type: House



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**\$1,275,000 - \$1,325,000**

Welcome to your dream family retreat where elegance, functionality, and nature come together to create an idyllic lifestyle. Spanning approximately fifty acres, this magnificent property offers a unique opportunity for hobby or commercial farming while enjoying open plan modern living in a renovated 4-bedroom house. Additionally, the expansive garage and shedding space provide ample room for vehicles, equipment and storage, making it perfect for all your needs. The thoughtfully designed interior features:

- Master Bedroom: Ensuite and walk-in robe
- Second Bedroom: Ensuite and walk-in robe
- Third Bedroom: Built-in robe
- Fourth Bedroom: Versatile space perfect as a sunroom, study/office, entertainment area, or bedroom
- Modern Kitchen: Open-plan design connecting to the dining and living area
- Modern Bar: Ideal for entertaining guests

The property boasts front and backyard decking, perfect for outdoor gatherings. A second kitchen, designed for outdoor entertainment or use as a granny flat, adds to the versatility within the expansive 15x10 shed and provides a plethora of options and ample storage space. Enjoy separate heating and reverse cooling systems throughout the home, complemented by a wood heater in the front living room. With grazing soil and suitable for grapes, olives, wheat, or livestock, this property is primed for diverse farming ventures. Features include:

- Established Gardens: Including veggie patches and a greenhouse.
- Water Storage: 100,000 litres total capacity (66,000 litres for drinking, 20,000 litres for gardening, and 10,000 litres for other purposes, plus a 3,000-litre small storage tank)
- Big Dam and Bore Water Potential: Enhancing irrigation possibilities.
- Fully Fenced: Double ring lock fencing with mature cypress trees, and cattle ramp.

**Additional Features**

- Electricity + Internet including Starlink satellite dish
- Bio-septic System and Bottle Gas
- Multiple Sheds for Storage, including two integrated shipping containers

Situated just 5 minutes from Ballan, 15 minutes from Bacchus Marsh and Bacchus Marsh Grammar School, and approximately 1 hour from Melbourne CBD and Melbourne Airport, this property offers the perfect balance of rural tranquillity and urban convenience. This golden opportunity to secure a beautiful family abode with extensive farming potential awaits. Contact us today to schedule a viewing and take the first step towards making this exceptional property your new home. Ballarat's Best-Selling Team