

**275 Millers Road, Invermay, Vic 3352**



**Sold House**

Monday, 11 December 2023

275 Millers Road, Invermay, Vic 3352

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Matthew Edwards  
0401728881



Sophie Constable  
0497272195

## Contact agent

Located in the heart of Ballarat's most sought after lifestyle precinct, this sleek modern - styled family home is without doubt one of the most impressive in the area. • The incredible home boasts 5 bedrooms, 4 with walk in robes, a separate study, two recently renovated bathrooms and a huge master bedroom with walk in robe and ensuite. • Natural light teams through the double glazed windows and warms the polished timber floorboards throughout which gives the interior its homely feel. • Escape to the theatre room, gather in the large family living area with kids study desk, wood heating and make use of the sensational kitchen which is centrally positioned to overlook the main living and dining area. • Enjoy comfort all year round with ducted heating and cooling as well as reverse cycle heating and cooling in some areas. The recently installed solar system helps to ease the burden of power bills. • Take in the views from the living room windows which overlooks the feature dam and the 27m x 70m sand horse arena. • For the horse enthusiast, the paddocks are well fenced with premium black Buckly steel fencing around the main paddock, a further 2 smaller paddocks, 3 horse tack/feed rooms and ample water is supplied from the dam. • Entertain friends and family on the rear decking which overlooks the solar heated in-ground pool. The grounds are equally impressive for entertaining and are complimented by a Bluestone garden fence individually hand crafted by Andrew Tranter of Pinnacle Stone. The recently completed landscaping was done by Ballarat's own Paddy Milne of the Scape Artist (Host of Foxtel's Selling In The City). • There is plenty of room for cars, boats, trailers, horse floats or caravans with a double garage attached to the home as well as a 4 car shed with concrete flooring and power. • You simply need to inspect this property to gain a full appreciation of the lifestyle on offer and the home that your family can thrive in.