

**282 Sandys Hill Road, Durham Lead, Vic 3352**



**House For Sale**

Saturday, 13 April 2024

282 Sandys Hill Road, Durham Lead, Vic 3352

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



James Waterhouse  
0408382551

**\$795,000 - \$850,000**

Nestled in a secluded and private setting, this charming home offers a peaceful lifestyle just 20 minutes from Ballarat. Located a short 5-minute drive to Buninyong and primary schools, this property boasts convenience and tranquility. The home features three spacious bedrooms, each equipped with large built-in wardrobes, providing ample storage space. A large study or fourth bedroom offers the perfect retreat for work or leisure activities. The heart of the home is the open-plan kitchen and dining area, complete with stainless steel appliances including a dishwasher, new electric stovetop, and oven. The kitchen overlooks the dining space, creating a seamless flow for entertaining or family meals with views into your peaceful backyard. A separate living room provides a cozy space to relax and unwind, while the newly renovated bathroom adds a touch of luxury to everyday living. For those in need of additional space, an extra living space/rumpus room or man cave on the ground floor offers versatility and can be tailored to suit your needs. A single lock-up garage with a toilet provides added convenience. A separate garage/workshop with power plus another garden shed offer ample storage options. Comfort is ensured year-round with split system heating/cooling and a woodfire heater, perfect for those chilly winter nights. Outside, the property boasts 4.2 acres of land, providing plenty of space to enjoy the outdoors. A highlight of the property is the dam, filled with fish, ideal for fishing enthusiasts. A chook shed, veggie garden and open paddock with matured gardens and trees adds to the rural charm. The property is largely self-sufficient with two significant water tanks. With its peaceful location and array of features, this property offers a truly idyllic lifestyle opportunity.