

373 Bungaree-Wallace Road, Bungaree, Vic 3352

House For Sale

Thursday, 16 November 2023

373 Bungaree-Wallace Road, Bungaree, Vic 3352

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 8093 m2

Type: House



Chris Leonard
0409040923



Richard Stacey
0408998442

\$645,000 - \$695,000

Welcome to the market 373 Bungaree-Wallace Rd, is this former railway cottage circa 1920's and sitting proudly on 2 acres or 8000m². The Bungaree Village is only a 10 minute drive from Ballarat and is well renowned for being a tightly held area with very fertile soil. With almost a Californian Bungalow look from the road this much loved family residence combines a floorplan of 4 bedrooms, 2 living areas and 2 bathrooms. Large country style kitchen with timber lined walls and ceilings, timber bench tops, dishwasher, electric cooking and two freestanding storage cupboards. We have a formal lounge room with built in wood heater, roomy meals area adjoining the kitchen and a north facing timber lined sitting room with full length glass panels providing a tranquil outlook of the garden. East side of the home we have a fully enclosed entertaining space. Approx 2 acres, 8000m² with a sprawling cottage garden flanking the home, being very well established offering vibrant colour all year round with a feature maze and ample observation points to enjoy and meander down the cottage paths. At the rear of the block we have cleared grazing spaces to run some livestock and create recreational hobbies. Improvements include a shade house for plants, well netted and mature fruit orchard to keep the birds at bay, studio or home office being 6m wide and 9m long with power, car accommodation for 4 being about 6m wide and 13m long which sits next to the front door. There is also a wood shed, chook run and so much more. Services to the home include sealed road, school bus into Ballarat, mains power plus a 5 kilowatt, 20 bank solar system creating energy savings, town water, septic system and NBN internet is available for connection. Positioned just down the road from the primary school, general store -post office and a short walk to the sports oval with easy access to Melbourne (75 minutes) via Wallace on ramp and a 15 minute drive to the Ballan Train Station. Ballarat's Best-Selling Team