

**41 Blakeville Road, Ballan, Vic 3342**



**Sold House**

Friday, 8 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



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**\$1,300,000**

Nestled on a serene 5-acre lot, just minutes away from the bustling township of Ballan lies this remarkable property offering a charming 4-bedroom, 2-bathroom house with an updated kitchen, a large shed, a chicken coop, a veggie garden, and the convenience of both town water and tank water supply. This idyllic country retreat provides a harmonious blend of rural living and modern amenities, while being in close proximity to essential amenities such as shops, cafes, a train station, and schools. As you arrive at the property, you'll be immediately captivated by the natural beauty that surrounds. The expansive 5-acre lot offers a picturesque setting with rolling green pastures, and a sense of tranquillity. The house itself is a delightful sight, that perfectly blends in with the charming rural landscape. Upon entering the residence, you'll be greeted by a warm and inviting ambience. The main living area showcases a thoughtful layout and woodfire, a dining area, and an updated kitchen. The dining area provides an ideal space for sharing meals with family and friends. This open-concept design is connected to large sliding doors allowing for a mixture of indoor/outdoor entertainment. The updated kitchen boasts modern fixtures, sleek cabinetry, and quality appliances. With ample bench space and storage galore with the massive walk-in pantry, meal preparation becomes a breeze. The kitchen also offers a convenient breakfast bar, perfect for quick meals or casual dining. The contemporary finishes and efficient layout make this space as visually appealing as it is functional. The master is large and is accompanied by a well appointed ensuite that includes a bath. All other rooms are well sized and include walk-in/built-in robes. Also including a well sized study, solar panels, wood-fire, split system and evaporative cooling for year round comfort. Beyond the house, this property offers a range of outdoor amenities that further enhance its appeal. A large shed provides generous storage space for tools, equipment, and outdoor essentials, ensuring that everything is neatly organized. Whether you're a hobbyist, a gardener, or in need of extra storage, this shed caters to your diverse needs. For those seeking a sustainable lifestyle, the property features a chicken coop and a veggie garden. The chicken coop allows you to experience the joy of raising your own chooks and enjoying fresh eggs each day. The veggie garden invites you to cultivate your own organic produce, promoting self-sufficiency and a healthier lifestyle. Embrace the pleasure of harvesting homegrown vegetables and indulge in the rewards of a bountiful harvest. Convenience is a key feature of this property, with the availability of both town water and tank water supply. The town water connection ensures a reliable and consistent water source for everyday needs, while the tank water option allows for environmentally conscious water management, particularly during drier seasons. This dual water supply system offers flexibility and peace of mind, ensuring that your water requirements are met. Located just minutes away from the township of Ballan, this property offers the best of both worlds - a peaceful country retreat with easy access to essential amenities. Within a short drive, you'll find shops, cafes, a train station, and schools, ensuring that daily necessities and recreational activities are within reach.