

**54 Crosier Road, Happy Valley, Vic 3360**



**Sold House**

Friday, 25 August 2023

54 Crosier Road, Happy Valley, Vic 3360

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Contact agent

\*PLEASE BE AWARE, BECAUSE OF ROAD WORKS, PLEASE TRAVEL VIA LINTON TOWNSHIP IF COMING FROM THE GEELONG SIDE OF TOWN. This modern country home is situated in a private setting on the outskirts of Linton in Happy Valley, offering a tranquil and secluded lifestyle. The property spans approx 10.75 acres and offers a serene escape from the hustle and bustle of city life. Despite its privacy, it's conveniently located just 9 minutes southeast of Linton and a 25-minute drive from Ballarat. The house itself boasts a comfortable and spacious interior with two distinct living areas, providing ample room for relaxation and entertainment. There are three generously sized bedrooms, each equipped with built-in robes. The master suite includes an ensuite bathroom, and there's also a semi-ensuite attached to the guest or second bedroom. As you step inside, you're greeted by polished timber floors that lend a warm and inviting atmosphere. The natural beauty of the outdoors is seamlessly integrated into the living space, as the house is surrounded by natural bushland. The kitchen is a standout feature of the home, featuring stunning natural timber joinery. It's well-equipped with a fireclay double sink and a freestanding island bench, making meal preparation a breeze. To keep the interior cozy, a combustion heater warms the entire home during colder months. Additionally, a reverse cycle split system helps maintain a comfortable temperature during warmer seasons. The house is designed for outdoor living as well, with a long protective veranda that provides a shaded space for relaxation. There's also a double carport and a 6 x 6m double lock-up shed with an additional side shed for extra storage. For those interested in keeping chooks or similar there is a wire fenced enclosure available. The property offers plenty of space to enjoy outdoor activities, including walking, riding, or grazing. Wildlife is a regular sight, adding to the natural charm of the location. A large well-positioned dam is suitable for livestock and watering the gardens. An orchard on the property with a variety of fruit trees is also a great addition to the property. This home's practical features include two water tanks with a total capacity of 44,000 litres, weekly garbage pickup, and a 6.6-kilowatt solar panel system that helps reduce energy costs. JD230