

5570 Geelong-Ballan Road, Ballan, Vic 3342

McGrath

House For Sale

Sunday, 26 May 2024

5570 Geelong-Ballan Road, Ballan, Vic 3342

Bedrooms: 5

Bathrooms: 1

Parkings: 3

Area: 4783 m2

Type: House



Harriet Bevan
0439429435



Jacqui Sfetcopoulos
0411065339

\$740,000 - \$770,000

Positioned on over an acre on the skirts of bustling Ballan township is this superb and spacious five bedroom residence that has been meticulously updated plus plenty of room to add your own touch. • A spacious light filled kitchen and dining space, featuring floor to ceiling windows which are west facing allowing morning sunshine to flood in. A 900mm standalone oven with 5 burner gas stove top. Plenty of storage and preparation surface plus a central island bench and dishwasher. • 4 of the 5 bedrooms include built in robes, the 5th of generous size and could be bedroom, lounge or study. • A separate and spacious formal living room complete with wood burning stove. • A well-presented central family bathroom and toilet, a laundry with built in storage, plus plenty of other storage throughout the rest of the home. • Externally, there is plenty to love, with carport covering offered to 3 vehicles/trailers, shedding complete with enclosed mancave/ or generous workshop, 3 stables, paddock shelters, dry wood store plus more. • The land is split into 3 smaller paddocks, front and rear gardens plus a fenced, off-street parking area. • Extra features include, town water, 5 additional water tanks, solar panels, split system heating and cooling, plus 2 wood burning fireplaces. • Perfectly located for freeway access easily commute to Ballarat, Melbourne and Geelong, only a couple of minutes' drive into Ballan township, a bus service to high schools within walking distance. Easy access to Vline Train service in Ballan. • A rare opportunity to secure a small holding with a generous home that is exceptionally presented. Call Harriet on 0439 429 435 or Jacqui on 0411 065 339 to book an inspection.