

# 76 Wyuna Crescent, Smythes Creek, Vic 3351

## House For Sale

Saturday, 11 May 2024

76 Wyuna Crescent, Smythes Creek, Vic 3351

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Chris Leonard

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**\$899,000**

This property at 76 Wyuna Crescent in Smythes Creek sounds like a peaceful retreat with plenty of character and practical features. Here's a summarized overview:

**Location:** Situated in a no-through court location off Jollys Hill RD, the property offers privacy from the road. The 5-acre land is a natural bush block with boundary fencing, enhancing the sense of seclusion.

**Home Features:** Built around 1985, the home boasts a charming design with a bullnose verandah, character brickwork, and a chimney. It includes a double garage with direct home entry. Inside, there are 3 bedrooms, with the master featuring a two-way ensuite, bay window, walk-in robe, and built-in robe.

**Living Spaces:** The two living areas cater to various age groups, with an L-shaped sitting room featuring an open fireplace and a country-style timber kitchen. The kitchen connects to the dining area, which flows into the living room with a timber wall unit.

**Outdoor Amenities:** The property is adorned with well-kept native trees, attracting birdlife. A timber gazebo overlooks the ornamental dam, supplied by a petrol pump serving 4 garden taps.

**Sheds:** There are two separate sheds to the south of the home, both equipped with mains power and concrete floors. The larger shed measures 7m by 17.50m, while the second shed is approximately 6m by 15m, with two-thirds plaster-lined, offering multipurpose space.

**Services and Amenities:** Services include mains power, septic system, town water, sealed road access, NBN internet plus a wood fire and RC split system in the residence. The property is conveniently located, with Delacombe Town Centre and the Smythes Creek farm gate shop just a short drive away.

Overall, this property offers a blend of rural tranquility, practicality, and convenience, making it an attractive prospect for those seeking a relaxed lifestyle with country style amenities. Ballarat's Best-Selling Team