

# 79 Mount Mercer - Dereel Road, Enfield, Vic 3352



## Lifestyle For Sale

Thursday, 13 June 2024

79 Mount Mercer - Dereel Road, Enfield, Vic 3352

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 7 m2

Type: Lifestyle



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**\$600,000 - \$660,000**

Discover the perfect blend of country charm and modern convenience at this delightful hobby farm. Set on approximately 19 acres of cleared land, this property is fully fenced and offers space for any animal pursuits. This charming clinker brick home is mostly well presented but needs some TLC in some areas that is cosmetic in nature. The home features four spacious bedrooms and a well-appointed bathroom, providing comfort and style for family living. There is also a second toilet that is located in the laundry. The large kitchen, with its generous layout, is perfect for cooking and entertaining, while the separate meals and living area offers an ideal space for family gatherings and relaxation. There is also a separate mudroom located next to the laundry. Heating and cooling is sorted with a wood fire for the winter months, as well as a split system for easy heating & cooling no matter the season. There is ample shedding at the property which includes a double carport with a lean-to, a versatile 9x12.4m shed, and a substantial 14x15m wool shed. These structures provide ample parking, storage, and workspace, making it easy to manage your farming needs or pursue various hobbies. Conveniently situated within one hour of Geelong and approximately 25 minutes from Ballarat, this property offers peace & quiet of rural living while being within easy access to city amenities. Available services include mains electricity, town & tank water, bottled gas and septic tank. Whether you're looking to start a hobby farm, need extra space for a growing family, or simply desire a peaceful retreat, 79 Mount Mercer-Dereel Road delivers.