

**917 Sebastopol Smythesdale Road, Ross Creek, Vic
3351**



House For Sale

Wednesday, 12 June 2024

917 Sebastopol Smythesdale Road, Ross Creek, Vic 3351

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 5 m2

Type: House



Toby Tanis

0413842666

\$1,190,000 - \$1,250,000

A fantastic opportunity has presented itself to purchase a modern home, with great shedding only stone's throw away from the Delacombe Town Centre. Situated on 12.4 acres (5.17HA) sits this four bedroom brick veneer home which has been extremely well maintained and offers plenty of space for the growing family. Upon entry you will be greeted with a spacious formal lounge and a master bedroom that includes a large WIR and ensuite. The heart of the home is the open kitchen, dining and living space with the kitchen featuring ample storage and bench space for the budding chef, a walk in pantry, gas cooking and views out towards the entertaining area. The home also offers a further three bedrooms with built in robes and a spacious family bathroom. A huge feature of this property is the conveniently designed floorplan with direct access from the garage to the laundry and kitchen as well as a powder room coming off the living room which is a great addition for large families and when guests are over. The home is serviced by central heating to keep warm throughout those typical Ballarat winter months. Externally the property includes an undercover alfresco providing privacy in all directions and leads towards a designated space behind the living room currently used for a fire pit but would be the perfect place for a pool down the track. A huge 14.5m x 10m shed is situated beside the alfresco which could be used for storage, a workshop or mancave. Other features include quality fencing around the boundaries, one large paddock previously used for alpacas, two road frontages and quality neighboring properties. Services include mains power, water and septic sewage. Located 5 minutes to the Delacombe Town Centre for all your supermarkets, cafes and amenities, just over 10 minutes to the Ballarat CBD and Ross Creek has sports and recreation facilities, a primary school and bus stops into town for convenience. To book your private viewing or for more information contact Toby Tanis 0413 842 666.