

# 921 Sebastopol-Smythesdale Road, Ross Creek, Vic 3351



## Sold House

Friday, 3 November 2023

921 Sebastopol-Smythesdale Road, Ross Creek, Vic 3351

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 5 m2

Type: House



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**\$1,550,000**

Set on approx. 14.52 acres is this incredible lifestyle property just minutes away from Ballarat. • This property has had all of the hard work done to create the perfect lifestyle property ideally suited to equine activities. From the moment you enter the tree-lined driveway you will be captivated by its beauty. • The modern family home offers a flexible floorplan with the option of five bedrooms plus a study and two living areas or four bedrooms and three living areas. Relax in the comfort of ducted heating cooling. • The master suite has a walk in robe, ensuite with bath and double vanity and further space ideally suited for a sitting area or room for a cot. • There is a main kitchen, living and dining area centrally positioned in the home and a large rumpus room to the rear which could be a 6th bedroom, theatre room or gym. • This house is for the entertainer with plenty of alfresco space, a swimming pool and a multi purpose recreation room with wood heating overlooking the pool. This provides a great entertaining space all year round and keeps the mess out of the house. • Externally, the equine infrastructure that has been set up is amazing. Laneways, quality fencing to 12 paddocks, horse safe gates, fully electric fencing, tree lines separating the paddocks, automatic filling water troughs connected to x2 22,000l water tanks and back up water from the dams where you can also do a spot of fishing. • There is a 27m x 45m horse arena, round yard, horse shelters, hay and machinery shedding, an historic bluestone home now converted to shedding, turning circles for trucks and floats, small holding yards and tie up rails – this property simply has it all! • Just a few minutes from Delacombe Town Centre, the Ballarat CBD, schooling and more – this has to be the one of the regions best lifestyle or equine properties available. • For more information contact Matt Edwards or Sophie Constable!