

**17 Weller Road, Lancaster, Vic 3620**

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**Acreage For Sale**

Wednesday, 26 June 2024

17 Weller Road, Lancaster, Vic 3620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4130 m2**

**Type: Acreage**



Brendon Cornwall  
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Michelle Watson  
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**\$470,000**

It is a rare opportunity to get a block of this size, in a great area at a reasonable price. On approx. 4130m<sup>2</sup>, positioned in the middle of Lancaster, the property has the benefit of a great rural aspect whilst still being close to larger towns. The home is a very generous size, complimented by the cathedral ceilings throughout, with 2 large living areas and separate dining kept warm with a central wood heater. The bedrooms are well separated giving all occupants of their own space. At the south end of the home you will find the master bedroom, with it's high ceilings, ensuite and BIR a comfortable space perfect to get a great nights sleep. To the north the 2nd and 3rd BR are still spacious with BIR, leaving enough room for a study/gaming area. Outside the property is well serviced with good shedding and some existing chicken runs, plus S&D water to keep the lawns green through the summer. The property is large enough with a paddock at the rear so there is room for larger animals or potentially more shedding. This property is priced to sell so book your appointment today!