

# 40 Junipers Road, Smythesdale, Vic 3351

## House For Sale

Tuesday, 25 June 2024



40 Junipers Road, Smythesdale, Vic 3351

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 8 m2

Type: House



Toby Tanis  
0413842666



Phil Hayward  
0353292500

**\$790,000 - \$850,000**

Situated on approximately 20 acres (8.09HA) sits this immaculate three bedroom home offering an unmatched lifestyle with space and privacy located just over 10 minutes to the Delacombe Town Centre. The home has been tastefully upgraded with the kitchen including modern benchtops, fittings and cupboards looking out towards one of the paddocks. A country home wouldn't be complete without a wood fire which is in the living room designed to heat the central area of the home. There are two bedrooms with built in robes and a master bedroom includes your very own powder room and walk in robe. The stunning family bathroom is conveniently located beside the bedrooms and just off the living space and includes a beautiful free standing claw foot bath and timber vanity. Serviced by the slow combustion wood heater and a reverse cycle air conditioner your year round comfort is assured. Driving in you will be greeted by a beautiful front yard and entry with mature trees and a circular driveway all leading toward the house and shedding. The property features an enclosed house yard to keep young children and the family pet safe from the paddocks, a large 12 x 6m shed with concrete, power and a mezzanine floor for storage as well as another machinery shed and garden shed, 8 separate paddocks suitable for horses, sheep or alpacas which are all a verity of different sizes, a laneway for easy stock movement, a large dam as well as a tank which could be used for stock or garden water. The chicken coups and dog kennel have been expertly set up so you can move your furry and feathery friends straight in. Located close to the Delacombe Town Centre for all your shops cafes and amenities, 20 minutes to the Ballarat CBD and 5 minutes to Haddon. Smythesdale includes a primary school, IGA, local pub and walking tracks and weekend activities. For more information or to book a private viewing contact Toby Tanis 0413 842 666.