

**41 Merlyns Road, Ross Creek, Vic 3351**



**House For Sale**

Wednesday, 10 July 2024

41 Merlyns Road, Ross Creek, Vic 3351

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 10**

**Area: 11 m2**

**Type: House**



Mitch Baker

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**\$1,750,000 - \$1,850,000**

This exceptional property is a rare find, offering the perfect blend of luxury, functionality, and rural living. Located just 15 minutes to the Ballarat CBD, this home is perfect for large families and those who love to entertain as it provides ample space both indoors and out, with all the modern amenities you could desire. Step into the expansive master bedroom, a true sanctuary with custom-designed walk-in robe. This space includes pull-out shoe racks, a dedicated makeup/beauty area with a dimmable Hollywood light mirror, and ample storage to keep everything neatly organized. The master ensuite is your personal spa-like retreat with a luxurious bath with a floor-to-ceiling window, a double shower and a separate toilet. In addition to the master suite, there are four additional oversized bedrooms, perfect for a growing family or guests. The home also features a dedicated study/home office with an inbuilt desk, providing a quiet and efficient workspace for remote work or study. The three separate living spaces cater to all your entertainment and relaxation needs. Whether you desire a cosy family movie night in the split level theatre room, a formal living room for guests, or a casual lounge for everyday use, this home has it all. For year round comfort, enjoy electric blinds throughout, built in wi-fi boosters (great for those working from home) and zoned electric central heating & air conditioning which provides control for each room. There is also a feature wood fire in the main living space for those who enjoy the warmth only a wood fire can provide. Car parking is sorted with a 9x6m triple car garage - Walk through this and you will find a large mud room with floor to ceiling tiles and an integrated shower head which is ideal for bathing pets or cleaning up after a hard days work. A massive 9x16m Entertaining area makes the perfect spot for family gatherings featuring ceiling fans, numerous power points and floodlights for backyard illumination. Outside, the property is well set up for rotational grazing with 7 paddocks and 2 dams. There are 4 pens for smaller farm animals as well as three chook pens (50x30m, 30x30m, and 30x30m), all fox-proof. There is an abundance of shedding with a 9x15m shed with concrete floor and power, a 9x6m gym shed with concrete floor and power, as well as a fantastic 9x16m studio / entertaining quarters that's fully insulated with 2 split systems, a toilet and storage room. With plenty more on offer, please call today to book your inspection.