

481 Bells Road, Smythes Creek, Vic 3351

House For Sale

Wednesday, 3 July 2024

481 Bells Road, Smythes Creek, Vic 3351

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 4 m2

Type: House



Jake Clark
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Felicity Clark
0448897167

\$990,000

This Equine homestead spans across 11.74 acres of picturesque landscape, featuring machinery and large tool sheds, double lock up garage with direct internal access and dual car carport, well-maintained gardens and grounds, a trotting track, six stables and all within 5 minutes of Ballarat's fastest growing shopping complex, Delacombe Town Centre. Offering three spacious bedrooms with built-in robes, a study which can also serve as a fourth bedroom providing flexibility to suit your needs. A central main bathroom with twin vanity and shower service the home with a separate toilet for convenience. The north-facing living space is generously sized and great spot to gather with the family at the end of the day. Snuggle up to the cosy woodfire paired with a heat transfer system in the home in the or simply enjoy the split system, decompress and relax. A central kitchen is both practical and well-equipped with gas cooktop, electric oven dishwasher ample cupboard and bench space. On one side of the kitchen is a lovely dining space with plenty of natural light and on the other is a sitting area for guest having a cuppa. With a large outdoor entertainment space, you will always have space for guests to enjoy themselves. And if someone need to stay the night, simply let them stay in the self-contained studio complete with a kitchen and its own bathroom. The predominately cleared land has separate paddocks with large dam and is perfect for livestock and equine friends. Main services to the property include water, electricity and septic system. This property is perfect for people wanting the country lifestyle a stone's throw from Ballarat's convenience. With development fast approaching, this would also be an excellent land bank opportunity for someone looking for large capital improvement in the future. Location: 5 minutes to DTC Shopping Centre, less than 15 minutes to Ballarat's Centre, 70 minutes to Geelong and under 2 hours to Melbourne. Contact Jake or Felicity Clark today to book your own private inspection today. Ballarat's Best-Selling Team.