

**67 Falls Road, Trentham, Vic 3458**



**House For Sale**

Friday, 5 July 2024

67 Falls Road, Trentham, Vic 3458

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 6182 m2**

**Type: House**



Ashleigh Sillar  
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Kim McQueen  
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## **\$1,200,000 - \$1,300,000**

In a prime township location opposite the open expanse of Trentham Golf Course, this character-filled four-bedroom weatherboard home offers unmatched charm and versatility. Nestled upon a sprawling 1.5-acre's (approx) this north-facing residence offers exciting potential for transformation, immediate enjoyment, or subdivision (STCA). An excellent choice for families or individuals seeking a small lifestyle property or charming low-maintenance country weekender, the home showcases warm timber floors, timber-lined walls and ceilings that emanate a cozy ambience. The kitchen, adorned with hardwood timber cabinetry, seamlessly connects to the adjoining sunroom, dining room, and living area, fostering a functional layout. The dining room features built-in storage, while the living room's incredible wood fire creates a focal point for gatherings on winter evenings. The living room further extends to a welcoming front deck, providing a wonderful space to unwind and take in the serene views, whilst the enclosed back patio provides year-round entertainment. Adaptable to many needs, the home houses two bathrooms and four bedrooms, including two with built-in wardrobes and the main with a private ensuite. Outside, the infrastructure is perfect for those looking to work or trade from home, offering a large shed/workshop with secure roller doors and a carport/machinery bay, fantastic for hobbyists or for additional storage, accommodating four or more vehicles. Capturing stunning countryside views, this idyllic property also features fenced paddocks ideal for keeping animals, expanding the established garden, or cultivating paddock-to-table vegetable and herb gardens. 67 Falls Road, Trentham, offers a rare lifestyle opportunity within walking distance to the scenic Domino Rail Trail and Trentham's renowned food, wine, and shopping precinct.\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.