

7 Leigh Court, Dereel, VIC, 3352

House For Sale

Friday, 30 August 2024

7 Leigh Court, Dereel, VIC, 3352

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Type: House



Chris Leonard
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Country home on 5 acres between Ballarat and Geelong.

This country lifestyle property in Dereel, Victoria, is perfectly located just 30 minutes from Ballarat and 60 minutes from Geelong. Built in 1994, the low-maintenance brick veneer home features a colorbond roof and sits on a concrete foundation. Inside, you'll find three spacious bedrooms, with the master offering a walk-in robe and the other two bedrooms equipped with built-in robes.

The country kitchen is well-equipped with a freestanding electric cooker, dual stainless steel sink, double fridge cavity, and a pantry. The living spaces include an L-shaped meals area that adjoins a north-facing lounge room, which is warmed by a cozy wood heater and supported by a reverse cycle split system for heating and cooling.

The property sits on 5 acres of cleared grazing land, fully fenced into one paddock, making it ideal for keeping horses, sheep, or providing plenty of space for children to roam. The well-established gardens require minimal maintenance, allowing you to enjoy the outdoors with ease.

Services to the property include town water, two rainwater tanks with a capacity of approximately 13,000 gallons (57,200 litres), mains power, a bitumen road at the front, an electric hot water system, NBN internet availability, and a septic tank. A double garage with mains power, a concrete floor, and two sliding doors measures approximately 7.5 meters wide and 9 meters deep, providing ample space for vehicles and storage.

This property offers a fantastic opportunity for those looking to embrace a rural lifestyle, whether you have an interest in keeping animals or simply desire the space and tranquillity of the countryside.

Ballarat's Best-Selling Team