

**153 Tom Jones Road, Ross Creek, Vic 3351**



**House For Sale**

Friday, 2 February 2024

153 Tom Jones Road, Ross Creek, Vic 3351

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 12 m2**

**Type: House**



Gourav Singla  
0433033372



Mark Srivastava  
0425400600

**Price 1,690,000 - 1,859,000**

153 Tom Jones Road, Ross Creek Step into 153 Tom Jones Road, Ross Creek-an exquisite property harmonizing luxury, expansiveness, and serenity on a sprawling 30-acre landscape. This contemporary acreage, located in Rose Creek within the Golden Plains Shire near Ballarat, Victoria, is meticulously described in this listing. Discover the key features and amenities of this newly constructed house on a 30-acre parcel, strategically positioned on the outskirts of Ballarat with Rural Living Zoning, offering a tranquil rural ambiance within reach of essential amenities. House Highlights: • Immerse yourself in the allure of a brand-new residence that seamlessly combines luxury and practicality. • Find sanctuary in the two master bedrooms, designed for tranquility. • Enjoy the convenience of good-sized built-in robes in all four bedrooms, offering ample storage. • Experience culinary delight in the well-designed kitchen equipped with modern appliances, a pantry, cupboards, and a casual dining bench. • Unwind in various living spaces, including a formal lounge and an open-plan dining and living area, providing ample room for relaxation and entertainment. • Embrace outdoor living in the spacious backyard, perfect for hosting gatherings and outdoor activities. • Stay comfortable year-round with the heating and cooling system. • Ensure secure parking with the triple garage and additional open space in the driveway. • Indulge in the impressive family bathroom, featuring a large walk-in shower, toilet, vanity, towel rails, and a stunning free-standing bath. Additional Features: • Practical additions include a septic tank and a 48,000-liter water tank for additional storage. • Benefit from the property's proximity to Delacombe Town Centre (DTC), Delacombe Primary School, Phoenix P-12 Community College, and Federation University Australia-ideal for families and students. • Access public transportation conveniently with Ballarat Station just an 11-minute drive away. • Enjoy accessibility with Melbourne Airport approximately 75 minutes away and Melbourne CBD 80 minutes away. • This property seamlessly blends rural living with modern amenities and convenience. Positioned near schools, shopping centers, and transportation hubs, it offers a spacious and luxurious rural lifestyle that may captivate potential buyers. This superb home has been intuitively crafted to create a light filled residence offering an easy-care lifestyle dedicated to modern family living. This property is a rare offering and is sure to please, so call Gourav on 0433 033 372 or Mark on 0425 400 600 today before it's gone! Photo ID is a must for all inspections. DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligen>