



## Looking For A Tree Change: Warmth & Character Await You In This Linton House For Sale

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**Only 34 km from Ballarat this gorgeous house is for sale.**

With plenty of warmth and character in a picturesque, quiet and private location. If ever you were thinking of a tree change; now is the time. An easy 30-minute drive to Ballarat, to access work or schools make this an ideal family home or retreat.

The central feature of this home is a gorgeous lounge room with stunning views across the landscape. Cool in Summer with evaporative cooling and warm in Winter with a wood fire heater. Not too much more you need really.



Featuring polished timber floors throughout and a spacious kitchen with large bench tops, ample cupboard space and a 900mm electric oven with gas cooktop. The high ceilings in the home give you a great sense of space and as soon as you step foot through the french doors you feel at home.

3 large light filled bedrooms with built in robes, are spacious, with great views across the property. The house features a wrap around verandah, which protects the house from the Winter and Summer weather and is the perfect place to take in the amazing views of the countryside and watch the kids and pets roam.



The entertainment for kids is sensational with a flying fox over the dam already set up. Bigger kids could also enjoy this too! The block offers a great mix of treed and cleared spaces and the feature dam supplies plenty of water for the vegetable garden, fruit trees and stock with electric fencing connected around the perimeter. There is abundant outdoor shedding, with a double and single garage, a chook shed and single carport. Car spaces and storage everywhere.



The home is connected to approx. 47,000 litres of tank water, NBN internet, mains power, has under floor insulation and is just a short drive from the Linton Township with shops, school, sporting ground and easy access to Ballarat via the Glenelg Highway. So if working from home is important or maintaining communications with the world: Linton and this home are the perfect fit.



Complete the lifestyle picture with access to the Ballarat-Skipton rail trail which backs on to the property. This trail is popular with horse and bike enthusiasts, this would be the ideal place to raise a family or simply get away from the rat race. Be sure to book your inspection ASAP!

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