



Email 288.Linton@gmail.com now to arrange an inspection or to find out more. Only 37 Km from Ballarat, situated in a very quiet and private location is this fantastic character filled home. Featuring 3 bedrooms with built in robes, sunken lounge with wood heater, evaporative cooling, polished timber floors throughout and a spacious kitchen with large bench tops, ample cupboard space and a 900mm electric oven with gas cooktop. The wrap around verandah 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. 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 a double shed, single shed, chook shed and single carport so car spaces and storage is taken care of. The home is connected to approx. 47,000 litres of tank water, NBN internet, mains power, has under ...

**\$329,000 -
\$349,000**



Amenities

- ✓ Cooling
- ✓ Water tanks
- ✓ Insulation
- ✓ All appliances work

Technology

- ✓ NBN

Outside

- ✓ Garage/shedding
- ✓ Off street parking
- ✓ Street condition
- ✓ Local neighbourhood amenities