



35 Short Road Smythesdale VIC

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Set amidst pristine natural bushland, this exceptional property offers a serene and secluded haven for those seeking tranquillity, while still being conveniently located just a short distance from Ballarat. The property boasts well-maintained cleared spaces that are suitable for various agricultural pursuits, making it an ideal choice for those with a penchant for rural living.

The charming two-bedroom or possible 3rd bedroom residence exudes warmth and invites you in with its floating timber floors and open-plan design. The freestanding wood fire and additional split system create a beautiful ambiance, while the large windows allow for breathtaking views of the surrounding landscape. Adding to its allure, the home features a spacious sunroom at the rear, offering options for further customization or expansion to accommodate additional sleeping arrangements or outdoor entertaining. Complementing the main dwelling is a generous 11x9m

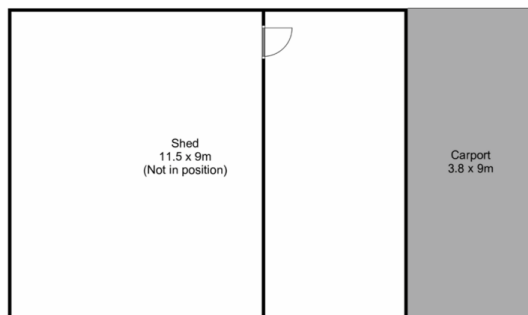
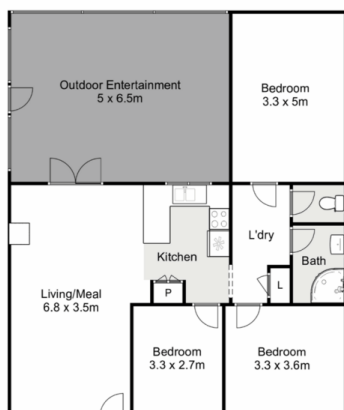
Price : \$699,000 - \$749,000
Land Size : 9.85 Acres
View : <https://www.ypa.com.au/7528173>



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

