



## 674 Old Melbourne Road Ballan VIC

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Escape to your dream country retreat on approximately 13.8 acres in Ballan. This meticulously maintained property offers the perfect blend of rural living and modern convenience.

**Price** : \$ 1,120,000

**Land Size** : 13.8 Acres

**View** : <https://www.ypa.com.au/7937659>

Featuring four spacious bedrooms including a spacious master suite with his & her walk-in robes and a large ensuite with a double shower. The remaining bedrooms are generously sized and equipped with built-in robes, ensuring ample storage space.

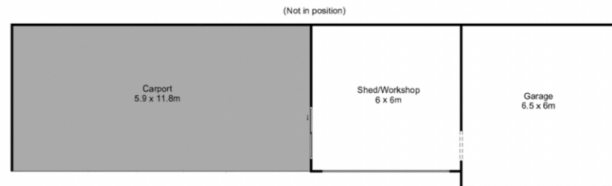
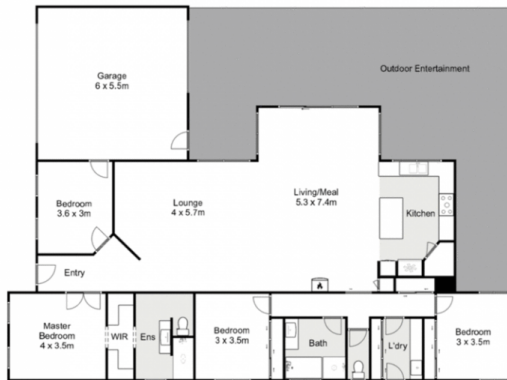
Designed for seamless living and entertaining, the home boasts a study for remote work or quiet reflection, while the open-plan living area encompasses a lounge, dining and family room. The heart of the home is the renovated and modern kitchen, complete with sleek stainless-steel 900mm gas cooktop/oven, additional second wall oven,



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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.

