



316 Monteville Lane Ballan VIC

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Sitting on approximately 67 acres, fully fenced and currently running cattle, this property also offers around 25 acres of flat, usable land suitable for horses. The home comprises three large bedrooms, all with built-in robes. The huge master bedroom features an ensuite with a frameless glass shower, toilet, and vanity. There is a central bathroom with another frameless glass shower, vanity, and a separate toilet.

The large, open-plan kitchen/living area boasts an induction cooktop, dishwasher, 900mm oven, and soft-close drawers, all complemented by incredible views over the Werribee River and beyond. Additional features of the home include that it is fully off grid, double-glazed windows, insulated walls and roof, a wood fireplace, high-quality timber laminate flooring, quality carpets, and an oversized double garage that offers space for a

Price : \$1,249,000 - \$1,349,000
Land Size : 64 Acres
View : <https://www.ypa.com.au/8080733>



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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.

