



**249 Nine Mile Road Napoleons VIC**

5 2 12

This stunning mud brick home is, put simply, set-in paradise. The home features over 20 acres (approx.) of treed pasture perfect for horses, cows or dirt bikes. The property boasts a dual aerated lake stocked with fish and yabbies, private gazebo to enjoy a wood fire pizza or family BBQ. The huge man cave and shed is set up to impress even the most avid collector or tinkerer at 18mx9m, concrete floor and power as well, not to be overshadowed by the separate drive through high bay caravan or boat accommodation. At the rear of the home is a salt water pool and house ready to enjoy or sit on the rear deck with a coffee and soak in the native bush sounds and smells each morning. The home comprises of 4 or 5 bedrooms a large bathroom with high end fixtures and fittings which is situated conveniently down stairs. The master bedroom has walk in robes and large ensu ...

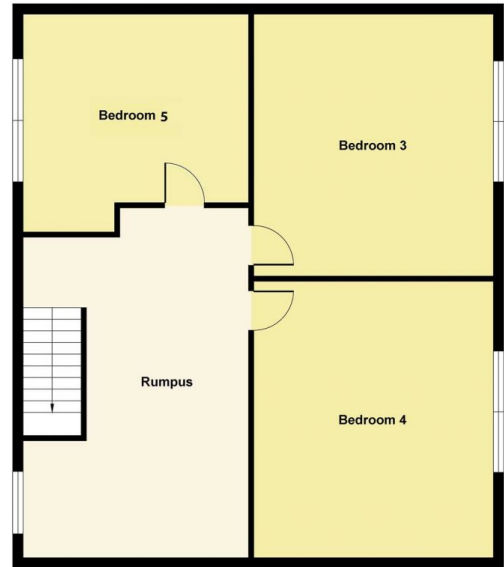
**Price** : \$ 1,200,000  
**Land Size** : 8.73 ha  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/napoleons/residential/house/6861006>



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Ground Level



Upper Level