



### 49 James Court Smythes Creek VIC

4 2 14

Located just a quick drive to the Delacombe Town Centre is this impressive family home with internal features such as 4 bedrooms, well placed main bedroom with BIR, updated ensuite and own split system, 3 others also with BIR's.

The main living area is ideal for the growing family and has a large Heatcharm woodfire to keep you cozy in the winter months and split for the other seasons, also has a separate meals area. The home has a second living set beside the kitchen area that has excellent cupboard space and electric cooking appliances.

The family bathroom and laundry have been stylishly renovated and the home has also been upgraded with new floor coverings, curtains and blinds and freshly painted throughout, Nbn and instant gas hot water are also great

**Price** : \$ 970,000

**Land Size** : 6.3 Acres

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/7170235>



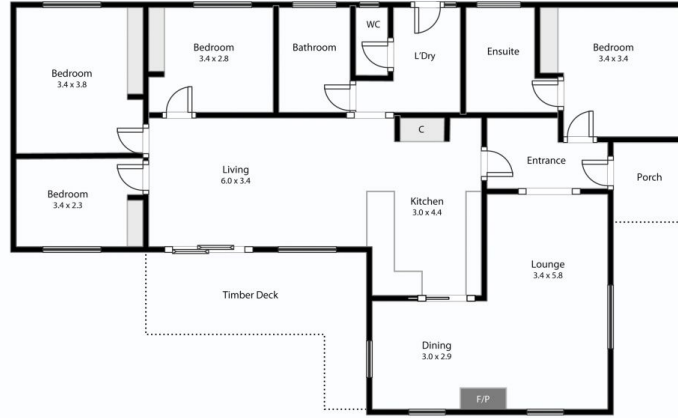
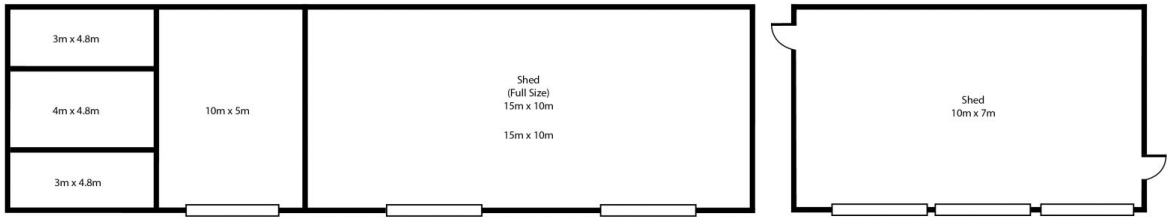
**James Waterhouse**

03 53312233

0408 382 551

(Not in Position)

(Not in Position)



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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