



**49 Sykes Road Berringa VIC**

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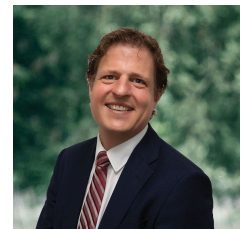
Located just half an hour from Ballarat and 15 minutes drive to Smythesdale is this comfortable family home made of solid stone boasting plenty of added features all in the popular location of Berringa. The home itself has 3 bedrooms, good sized main living area, a user friendly kitchen with good cupboard space and meals area. Externally of the 1.15 hectares (approx 2.6 acres) utilise the significant shed that has a concrete floor, mezzanine area and power. The land is mostly cleared throughout the property ideal for small farm animals or the kids to run around for hours. The property also has a massive dam just waiting for it to be stocked by the new owner. The property will need some work to be completed but with the property having so many other benefits such as a fire safety sprinkler system to the roof and an added carport area for extra vehicles, thi ...

**Price** : \$ 320,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/berringa/residential/house/7430389>



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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.