



26 Westgate Road Smythes Creek VIC

4 2 4

Be first to inspect this well presented and comfortable family home on approx 5 acres. The home itself has up to 4 bedrooms of varied sized, 2 living area and a possible third living area heated by a delightful wood heater, separate dining areas, a kitchen with s/steel electric stove plus a full butler's pantry with dishwasher, second sink and is ideal for food prep and extra storage. The bathroom also has a gorgeous freestanding clawfoot bath. The home also boasts a separate area ideal for a teenager or similar with its own toilet and shower.

Externally on the 5 acres there are 2 dams, 4 separate paddocks, matures trees and garden area, small veggie patch and fruit trees, good fencing, private front screening, as new hot water service, 7x5.5 shed plus double carport, and even has town water.

Price : \$ 700,000

Land Size : 5 Acres

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/7452559>



James Waterhouse

03 53312233

0408 382 551

26 Westgate Rd Smythes Creek



Contact: James Waterhouse 0408 382 551

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