



### 481 Bells Road Smythes Creek VIC

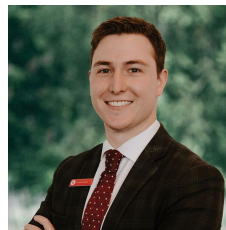
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Situated minutes from Delacombe Town Centre is this impressive property set on a stunning 11.74 acres with mature trees, gardens, trotting track and six stables. The property features three spacious bedrooms with built in robes and central main bathroom with a separate toilet. Living here is easy with a large north facing living space, practical central kitchen, separate meals area and second sitting area. The home offers a separate study room or optional fourth bedroom, a combustion wood fire and split system for heating and cooling. Outside the property feature a self contained studio with kitchen and bathroom, large alfresco, double dock up garage with direct internal access, double carport, large dam, water tanks with pumps, and large tractor/machinery shed. This is a rare opportunity to purchase in an ever-growing suburb and won't last long.

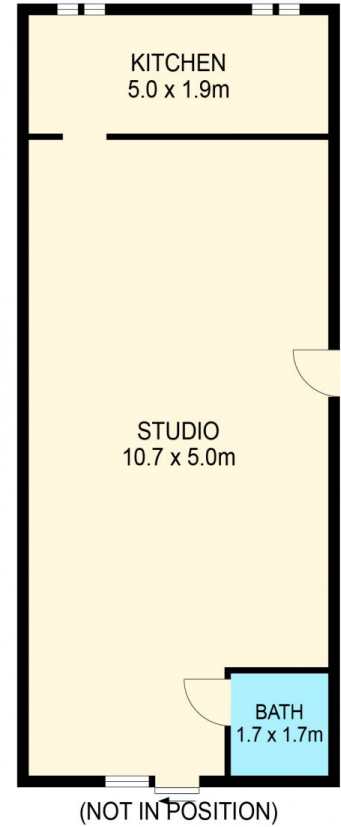
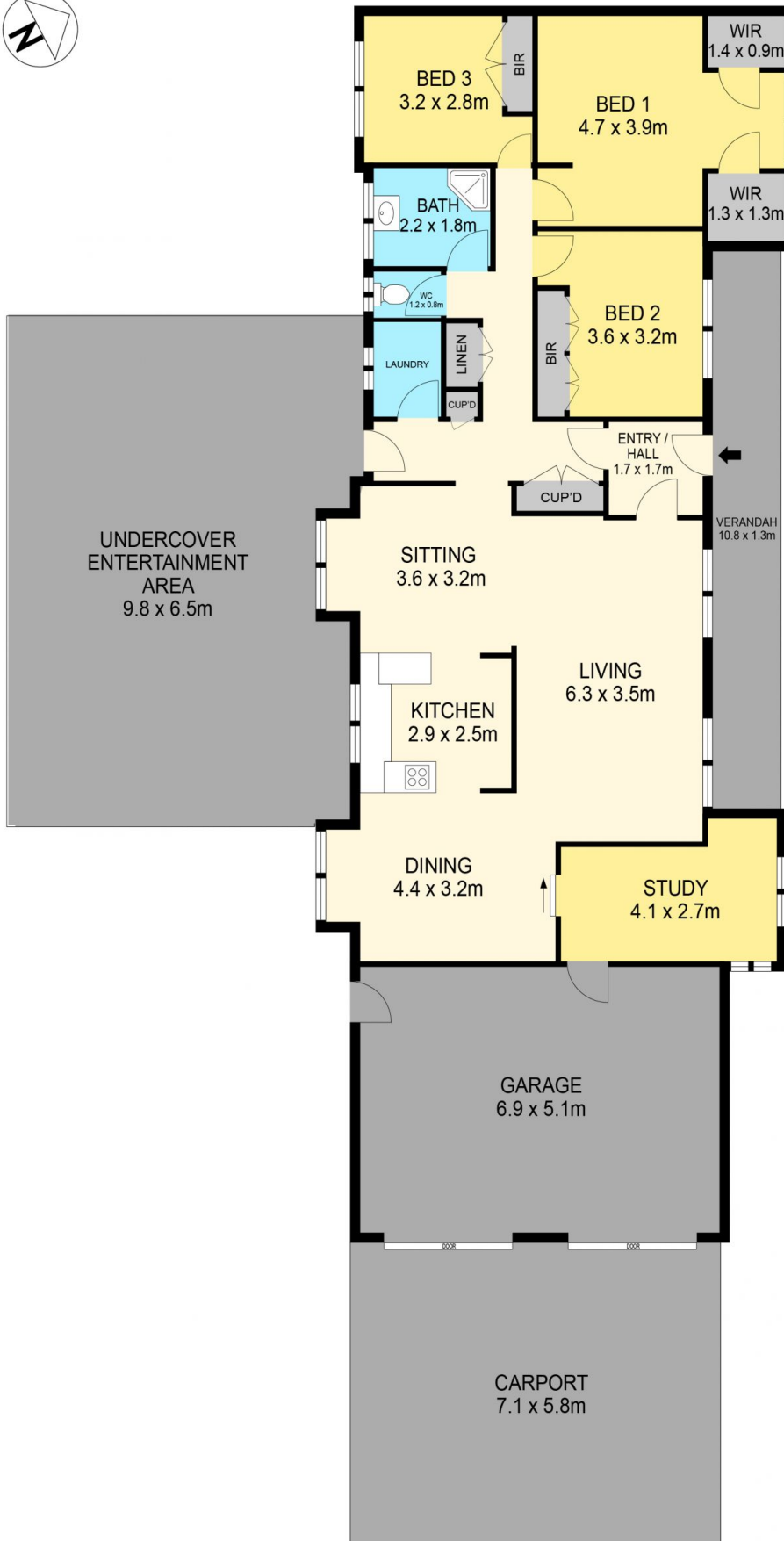
**Price** : \$1,000,000 - \$1,100,000

**Land Size** : 11.74 Acres

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/7592148>



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