



### 36 Glens Road Newtown VIC

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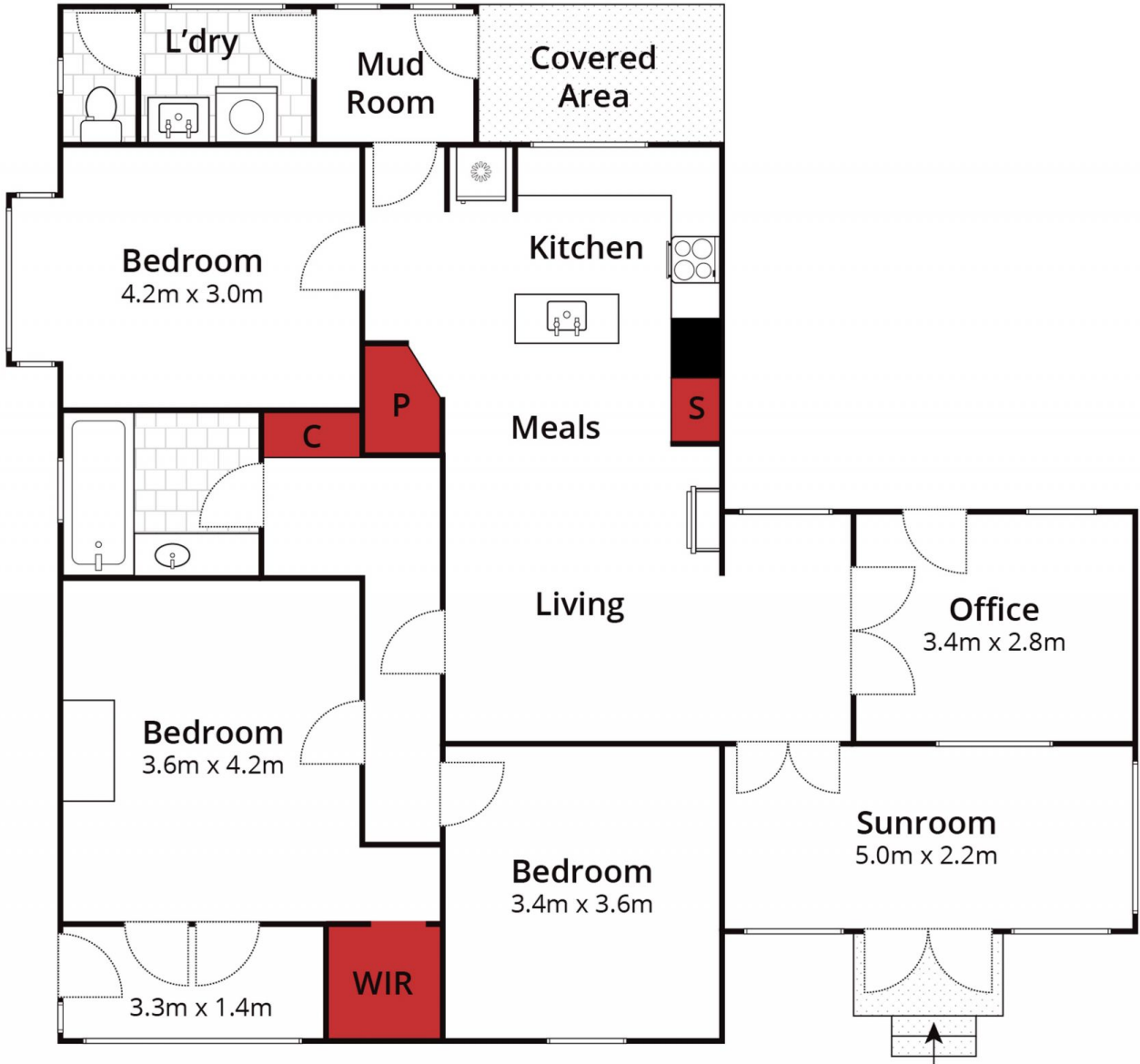
Located only a short 25 minute drive to the Ballarat CBD and an easy 18 minutes to Delacombe Town Centre is this gorgeously quintessential country cottage offering some of the best views in the region. The owners have stayed thoughtfully true to the rustic style of the era showcasing period features like wood combustion fire, timber paneling in the bedroom, hardwood timber floors and a stunning sunroom taking in the spectacular undulating vistas. There are three spacious bedrooms; the master boasting its own private sunroom, a classically rustic bathroom, an open plan kitchen and living space and even a centrally located study. Outside is where this home truly impresses with two 7.4m x 6.8m sheds, gorgeous cottage gardens, expansive views across the rolling countryside all set on 3 acres (approx) of mostly cleared land. An inspection is recommended to fully a ...

**Price** : \$ 640,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/newtown/residential/house/7699473>



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Approx House Area 138m<sup>2</sup>

Approx Land Area 11509m<sup>2</sup>



Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**36 Glens Road, Newtown**

Ballarat  
Real Estate

