



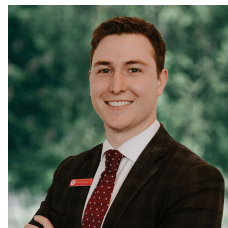
### 199 Vermont Road Smythesdale VIC

3 1 4

This home boasts a prime location on a nearly 5-acre allotment, showcasing immense potential. Features include a sizable dam, machinery sheds, additional storage units, and a single lock-up garage. Inside, you'll find two bedrooms with built-in robes, plus a versatile extra room suitable for a third bedroom, office, or study. The spacious central living area encompasses a well-appointed kitchen with ample cupboard space. Stay comfortable year-round with split-system heating and cooling, supplemented by a cozy wood fire. Plus, with the recent opening of the Delacombe town centre, major shopping conveniences are now just a ten-minute drive away.

JD1604

**Price** : \$550,000  
**Land Size** : 4.9 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythesdale/residential/house/7949836>



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