



## 10 Yelland Road Newlyn North VIC

4 2 6

Set in a private and peaceful position in sought-after Newlyn North, this substantial family home delivers space, functionality and flexibility on an impressive allotment of approximately 2,427 square metres, all within around ten minutes of Daylesford.

The home offers four well-proportioned bedrooms, headlined by a generous main suite that includes its own ensuite and a dedicated parents' retreat, providing a quiet escape from the main living zones. The remaining bedrooms are comfortably sized and well suited to family living or guests.

At the heart of the home is a light-filled open plan living and dining area, designed for everyday comfort and easy entertaining. A wood fire creates a warm focal point for the

**Price** : \$640,000 - \$700,000

**Land Size** : 2427 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/newlyn-north/residential/house/8585072>



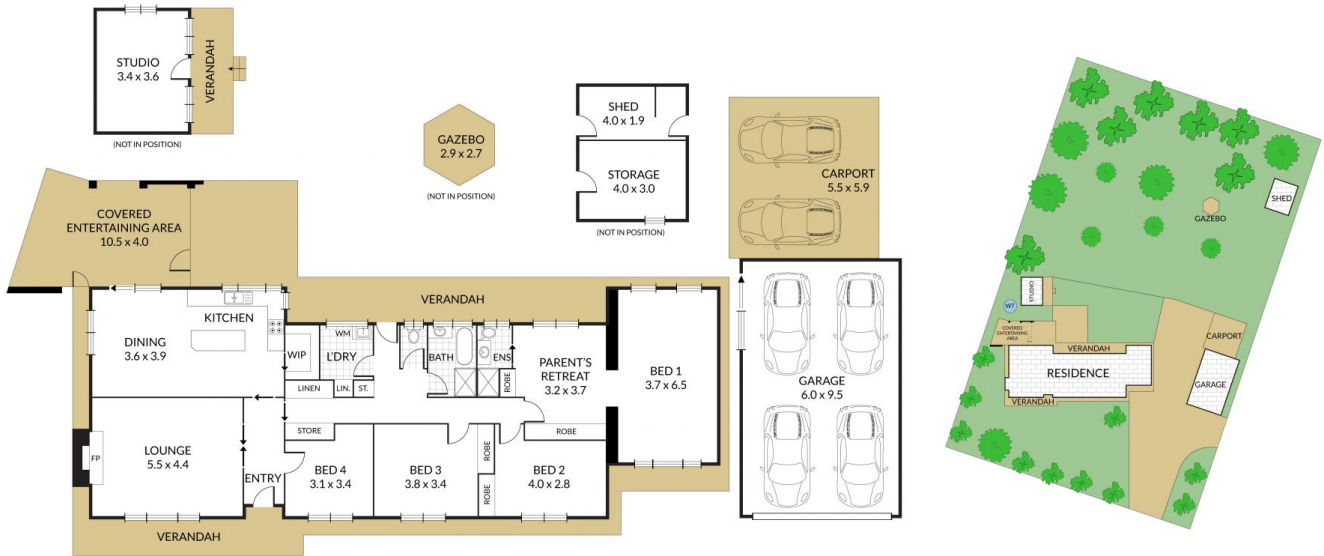
**James Waterhouse**  
03 53312233  
0408 382 551

Internal 170m<sup>2</sup> External 2257m<sup>2</sup> Total 2427m<sup>2</sup>

10 Yelland Road, **Newlyn North**



4 x 2 x 6 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.