



18 Rolls Road Smythes Creek VIC

4 2 2

Immaculately presented and beautifully maintained, 18 Rolls Road, Smythes Creek offers a refined family lifestyle on a prominent corner allotment of approximately 497m², just moments from key amenities.

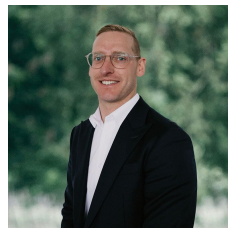
Designed with both comfort and functionality in mind, the home comprises four generous bedrooms, highlighted by an expansive master suite complete with walk-in robe and private ensuite. The remaining bedrooms are well serviced by a central bathroom, ideal for families at all stages.

The heart of the home is the light-filled open plan kitchen, living and dining area, seamlessly complemented by an additional separate family room, providing versatility for relaxed living and entertaining. Climate control is well catered for with ducted central heating throughout, along

Price : \$ 651,000

Land Size : 497 sqm

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/8619725>



Mitchell Couch
03 53312233
0423543023

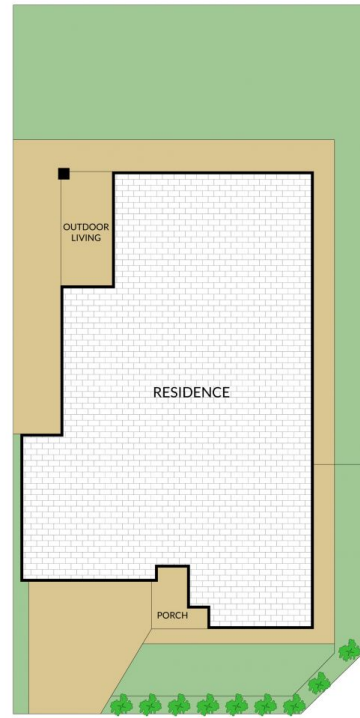
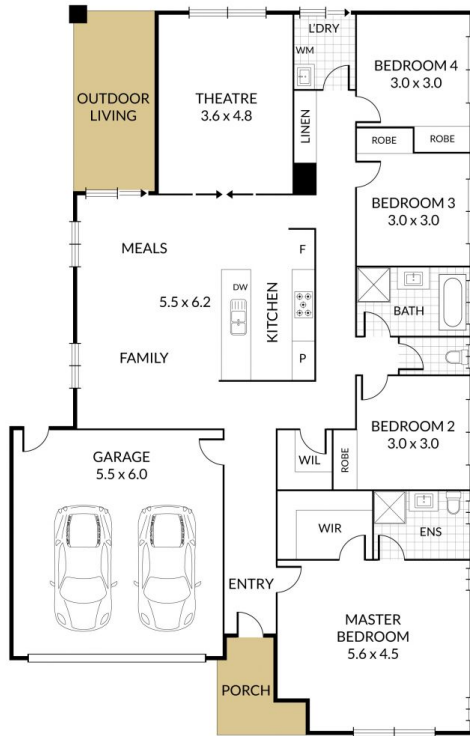
Internal 221m² External 292m² Total 513m²

18 Rolls Road, **Smythes Creek**



NORTH

4 x 2 x 2 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.