

206 Jollys Hill Road, Smythes Creek, VIC, 3351

House For Sale

Saturday, 30 November 2024

206 Jollys Hill Road, Smythes Creek, VIC, 3351

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House

Joyful Living On Jollys Hill Road - Your Dream Lifestyle Awaits!

Nestled on approximately 5 acres of picturesque, predominantly cleared land, this property offers the perfect blend of comfortable family living and versatile outdoor spaces. With a thoughtfully designed home and exceptional shedding, it's a haven for families, hobbyists, or those seeking space for grazing animals.

Home Features:

- **Bedrooms and Study:** This 4-bedroom home boasts a master suite with a walk-in robe and ensuite featuring a shower, vanity, and toilet. Three additional bedrooms include built-in robes. The main bathroom boasts bath, shower, vanity and separate toilet for further convenience.
- **Living Areas:** The central living space is complemented by a second living area at the rear, featuring built-in cabinetry, perfect for a retreat or additional entertaining space. Both areas are designed with comfort and functionality in mind, enhanced by a built-in sound system with ceiling-mounted speakers throughout the home.
- **Kitchen and Dining:** The heart of the home, the kitchen, is equipped with a gas cooktop, electric oven, generous bench space, a breakfast bar, and ample storage, including a pantry. Overlooking the dining area, it's perfect for family meals or hosting guests.
- **Outdoor Entertainment:** Sliding doors open to an expansive undercover alfresco area with exposed aggregate concrete, ideal for year-round entertaining.
- **Comfort and Efficiency:** Ducted heating and cooling ensure the home is comfortable in all seasons, while a 27-panel solar system supports energy efficiency.

Property Features:

- **Sheds:**
 - o The main shed (15x13m) offers high-clearance access, a mezzanine with staircase, and a concrete floor with power. Inside, you'll find a large room with a split system, a bedroom with a split system, and an ensuite, making it ideal for a variety of uses.
 - o The second shed, also equipped with concrete flooring and power, features an electric roller door for convenience.
- **Land:** Approximately 5 acres of mostly cleared land are dotted with native trees along the boundaries, creating a peaceful, natural setting. The property includes a dam, making it suitable for grazing animals or hobby farming.

This property offers a unique combination of modern living, substantial shedding, and stunning land - perfect for families, hobbyists, or anyone seeking a lifestyle property. 206 Jollys Hill Road is located less than 10 minutes to Ballarat's newest Shopping Complex, Delacombe Town Centre. If you want to road trip to Geelong your only 70 minutes away and under 2 hours to the hustle and bustle of Melbourne. Don't miss the chance to secure this exceptional opportunity. Contact us today to arrange an inspection!

Ballarat's Best-Selling Team.