

# 804 Linton-Carngham Road, Snake Valley, Vic 3351

## House For Sale

Thursday, 9 January 2025

804 Linton-Carngham Road, Snake Valley, Vic 3351

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 8215 m2

Type: House



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**\$445,000 - \$455,000**

Located within the charming town boundary of Snake Valley and just a short stroll to the general store, hotel, and primary school, this well-maintained solid brick with rendered interior home offers the perfect blend of rural tranquility and town convenience. Built circa 1994, the residence sits on an expansive 8215m<sup>2</sup> corner block which is just over 2 acres, providing ample space to move and enjoy the outdoors. The home features three generously sized bedrooms, each equipped with built-in robes to ensure plenty of storage. The family bathroom is thoughtfully designed with a shower, bath, vanity, and a separate toilet for added practicality. At the heart of the home lies the open-plan kitchen, living, and dining area, ideal for family gatherings and everyday living. The kitchen includes a 600mm electric upright stove/oven and plenty of storage, while elegant slate flooring flows throughout, adding warmth and character to the space. A cozy LPG gas heater in the lounge ensures comfort throughout the year. The property boasts new farm fencing on three sides and an attached single-car garage with convenient internal access. Surrounding the home is a large, enclosed yard of approximately three-quarters of an acre, providing plenty of grassed space for outdoor activities or simply enjoying the peaceful rural setting. Services include town water, sewerage, gas heating, NBN internet, and sealed road access all the way into Ballarat. Snake Valley offers a serene lifestyle while remaining just a 20-minute drive from the Lucas and Delacombe Town Centre shopping precincts. Currently tenanted at \$320 per week on a month-to-month lease, this property presents a fantastic opportunity for investors or those seeking a spacious and peaceful rural lifestyle with modern conveniences. For further information or to arrange a viewing, contact PRD Ballarat today! Ballarat's Best-Selling Team