



## 40 Pound Creek Road Navigators VIC

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Situated in the fertile area of Navigators with a short bus ride to renowned local schools, close to the township of Buninyong and short drive into Ballarat CBD is this conveniently positioned farmlet with town water to all paddocks with the addition of tank water and 2 well positioned dams all surrounded by well-maintained fencing. The beautiful Californian bungalow comprises of three large bedrooms and two large living spaces or use the extra living as a fourth bedroom and the flexibility of an additional bungalow that could double as a 5th bedroom or separate office after renovation, the master has its very own ensuite and ample storage for his and her robes. This well-appointed home leaves nothing to be desired with 10 foot ceilings, hydronic wood heating and recently updated double glazed windows to make this home comfortable year round and the addition ...

**Price** : \$ 1,425,000  
**Land Size** : 40 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/navigators/residential/house/6906553>



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