

## 401 Post Office Road Ross Creek VIC

Be first to inspect this impressive and rarely found property in the Blue Chip location of Ross Creek, located just 10 minutes from Delacombe Town Centre and set on a very well drained pastured rise with 6.326HA (15.62 acres) of arable improved pastures divided into 12 paddocks. This spacious modern home offers 3 large bedrooms with walk-in robe and semi-ensuite to master plus a study or 4th bedroom at the other end of the home. The contemporary kitchen/ family/ dining area is user friendly with good cupboard space with modern appliances that flows to the lounge room which has a wood heater plus a fully ducted heat and refrigerated air-condition system that has zoned living. There is a 3rd living room off the dining area and all rooms have lovely window views to the established grounds.

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Price : \$ 1,040,00
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- Land Size : 15 Acres View : https://www
  - : https://www.ballaratrealestate.com.au/sale/v ic/ballarat-western-district/ross-creek/reside ntial/house/6930225

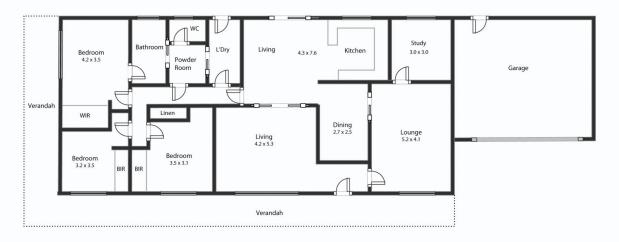


Tash Guinea 03 53312233 0439 831 058



James Waterhouse 03 53312233 0408 382 551

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This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2022 for Ballarat Real Estate.



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