



**47 Kleins Road Dereel VIC**

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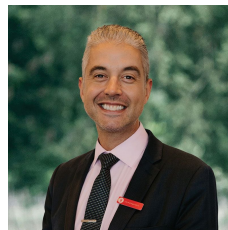
Located in the tightly held and privately located township of Dereel, around 20 minutes from Ballarat and under an hours drive to Geelong, we offer to you this beautiful bespoke large four-bedroom weatherboard home featuring 2 bathrooms including a huge master bedroom with walk in robe and ensuite, which has been updated over the years and set on approx. 20 acres of prime land.

**Price** : \$ 850,000

**Land Size** : 20 Acres

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/dereel/residential/house/7270827>

On entry to this lovely home, you immediately notice the 3-metre-high feature ceilings and immaculate timber floor boards that run down the 17m long hall way. Heating and cooling are taken care of by split systems throughout every bedroom and a large wood combustion fire heats through the home and the multiple living areas. The large open plan kitchen with dining area benefits from updated appliances perfect for the home chef and entertainer. The



**Jay Kalogerakis**  
03 53312233  
0430200663



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



Contact: Jay Kalogorakis 0430200663