



### 9 Bandys Road Smythesdale VIC

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Situated in the popular town of Smythesdale and a short drive to the Delacombe Town Centre is this very tidy Home on Approx. 1 acre of land. The home boasts four generous sized bedrooms all with built in Robes and ceiling fans with the Master offering a walk in Robe. The well-appointed kitchen offers a new 24 place dishwasher, 600mm wall oven and electric cook top that overlooks the open plan dining and family room and a separate living room. The home is kept warm in winter by a wood log fire and for the warmer months a split system air-conditioner. Outside are two undercover alfresco area's which the perfect place for entertaining. There is also a 7x7 m colour bond garage with concrete flooring and power and a second 10 x 7 shed that provides plenty of car space or storage. The property also provides 2 large water tanks. All set on well-established gardens. ...

**Price** : \$ 615,000  
**Land Size** : 1 Acres  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/smythesdale/residential/house/7318684>



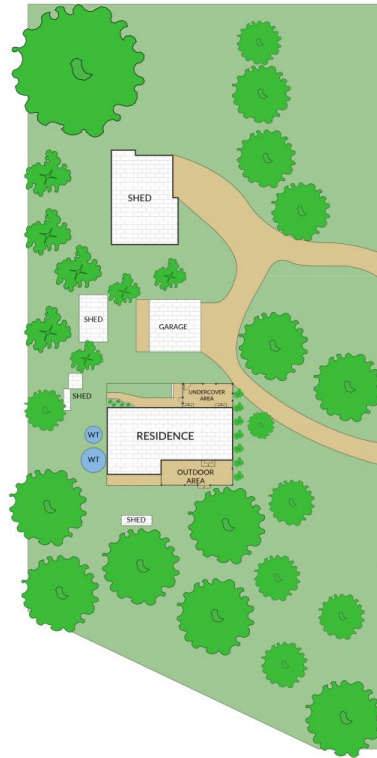
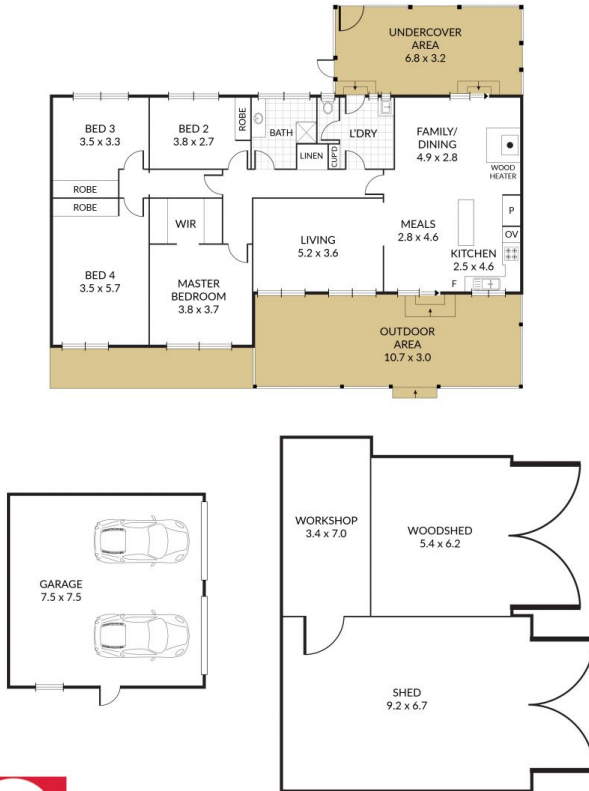
**Terry Richardson**  
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Internal 160m<sup>2</sup> External 420638m<sup>2</sup> Total 420798m<sup>2</sup>

9 Bandys Road, **Smythesdale**



4 x 1 x 2 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.