



### 56 Farley Road Dereel VIC

3 2 4

Discover the perfect blend of contemporary design and serene rural living in this stunning 6-year-old home located in the popular location of Dereel. Designed with modern comforts in mind, this property offers a spacious and open-plan layout that invites natural light and warmth into every corner. The heart of the home is the open-plan kitchen and living area, where sleek stainless steel appliances and a full separate pantry with a preparation sink make meal prep a breeze. The kitchen's soft-close cupboards add a touch of elegance, while the stylish in-built wood fire creates a cozy atmosphere during cooler months. Electric central heating and cooling throughout is also a significant benefit all year round to the home. The home also features an attached double garage with remote roller door.



**Price** : \$775,000 - \$825,000

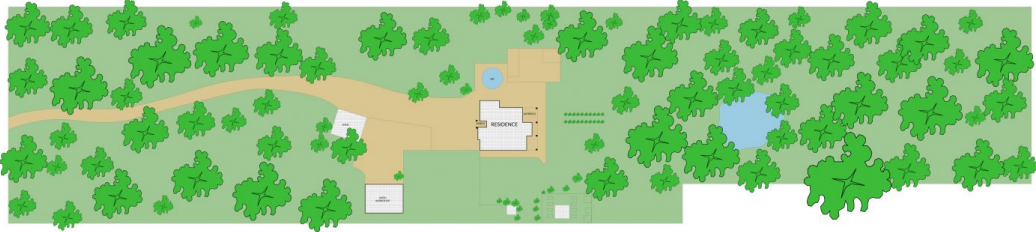
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/dereel/residential/house/8108737>



**James Waterhouse**  
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Internal 475m<sup>2</sup> External 19961m<sup>2</sup> Land Size 20436m<sup>2</sup>

3 x  2 x  4 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.