



### 412 Smythesdale-Snake Valley Road Hillcrest VIC

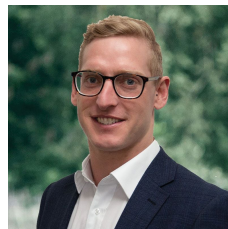
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Welcome to 412 Smythesdale-Snake Valley Road, Hillcrest, a charming country retreat set on 6 picturesque acres with three dams. This cozy two-bedroom, one-bathroom home, with the option of a third bedroom in the sunroom, offers a peaceful rural lifestyle with modern updates and unique features.

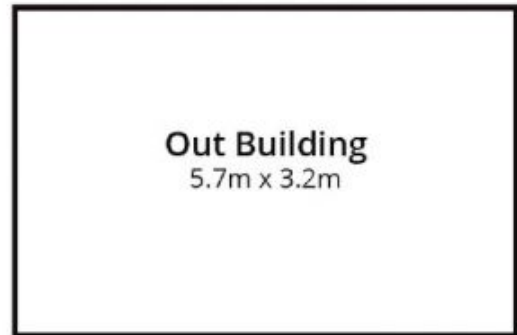
As you enter, the front living area welcomes you, leading down the hallway to two comfortable bedrooms and a newly renovated, fully equipped bathroom. Toward the rear of the home, you'll find the newly updated kitchen with fresh vinyl flooring, seamlessly flowing into the open-plan living and dining area. The north-facing sunroom, currently set up as a third bedroom, brings in an abundance of natural light and offers flexible living options.

**Price** : \$690,000 - \$730,000

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/hillcrest/residential/house/8162035>



**Mitchell Couch**  
03 53312233  
0423543023



**Out Building**  
5.7m x 3.2m

(Not In Position)

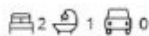


**Out Building**  
4.8m x 5.2m

(Not In Position)

Approx House Area 94m<sup>2</sup>

Approx Land Area 2.44Ha



Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**412 Smythesdale-Snake Valley Road, Hillcrest**

**Ballarat**  
Real Estate

