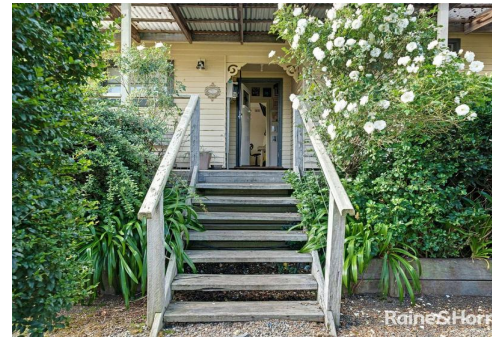




Charming Period Style Residence In The Heart Of Ballan!

Raine&Horne



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183 Ballan - Greendale Rd, Ballan

Sold for \$840,000 (Nov 27, 2024)

Step into your very own countryside sanctuary, wrapped in the traditional charm and warmth of a genuine 1920s cottage, beautifully nestled on 5.9 acres of freedom. This charming home boasts its own natural spring, and sits just 2 – 2.5km from everything you need on a daily basis.

Originally built in Gippsland during then 1920s, this family home was relocated to its current location about 15 years ago. It features a welcoming kitchen that opens into an expansive dining and living area, offering a perfect setting for family life and entertainment. The house comprises three bedrooms and a large study or parents' retreat that opens through French doors to a private, fully enclosed yard. The master suite offers plenty of wardrobe space, an ensuite, and traditional muntin doors that open out to the decking-ideal for enjoying those cool summer breezes at night.

The living areas retain the original wood flooring, adding to the home's rustic charm, while the bathrooms are tiled and the bedrooms carpeted for added comfort. The house is equipped with two split system air conditioners, an oversized wood fireplace, and gas ducted heating, ensuring you're cosy through the colder months.

The kitchen is fitted with wooden benchtops that enhance its country feel, along with a dishwasher and a 900mm stove featuring a gas cooktop and electric oven. From the dining

Property ID:	L27036735
Property Type:	House
Building / Floor Area:	141
Carports:	1
Open Parking:	20
Land Area:	2.1 hectares

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area, French doors lead out to a delightful entertaining deck, and the adjacent living room houses the hearty wood burner.

Externally, the property features a carport, so there's no need to get wet unloading your shopping. Additionally there is a substantial 12×8 metre shed with concrete flooring, providing ample space for tools and machinery. Located just 2.6km from Ballan Train Station, with express services to Melbourne or Ballarat, and within 2.4km of Ballan Primary School and 2km from St Brigids Primary, this home offers both rural charm and urban convenience. The Country Grocers, formerly IGA, along with various cafes and eateries, are just 2.2km away.

Additional amenities include:

- Semi-open plan kitchen/dining/living area.
- Veranda around most of the house, leading to a deck, ideal for barbecues and gatherings.
- Fire Pit area on the lawn.
- Two linen closets and a generously sized laundry.
- Built-in robes in the bedrooms, with two double BIR in the master plus an ensuite.
- Rainwater tanks with a capacity of 50,000L attached to the house and 15,000L attached to the shed.
- A 13m x 8m shed with no power yet.
- 20 solar panels and solar hot water system with heat pump assist.
- Tank/bottled gas and a septic system.
- Dam fed by a natural spring providing fresh water for your animals year-round.

This home offers an idyllic blend of pastoral peace with convenient access to modern amenities. A true gem for those seeking the tranquillity of the countryside with easy connectivity to the city.