



## 1040 Slate Quarry Road, MEREDITH, VIC 3333

"Wallangarra". Magnificent, architectural home; 10.83 HA (approx. 26.7 acres); Prime Location.

### 10.81 hectares, 26.71 acres

Within 5 minutes of the township of Meredith this outstanding lifestyle property features:

A large, stunning custom-built residence; master bedroom (WIR and ensuite); two additional bedrooms with an option for 2 more; open-plan kitchen/dining/living area with polished Baltic flooring; quality fittings including a Lacanche 5 burner French Stove and an industrial electric ceiling split-system. The house is double glazed and a large upstairs room is an ideal studio/2 additional bedroom area. There is a fully-lined double garage and solar panels.

The 26 acre block is fenced into 7 paddocks with troughs; has multiple huge water tanks; one dam; a 15mx18m shed and features low-maintenance gardens and extensive orchard and vege gardens.

Central location with Ballarat 40kms; Geelong 48kms; Melb. 110kms and Avalon 40kms.

**TYPE:** Sold

**INTERNET ID:** 300P23885

**SALE DETAILS**

**\$1.75M**

**CONTACT DETAILS**

**Elders Ballarat**  
Cnr Carngham Road &  
Learmonth Street  
BALLARAT, VIC  
03 5336 9500

**Bram Gunn**  
0400 683 222

A private inspection is required to truly appreciate the many additional features of this property.

- Land Area 10.81 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2







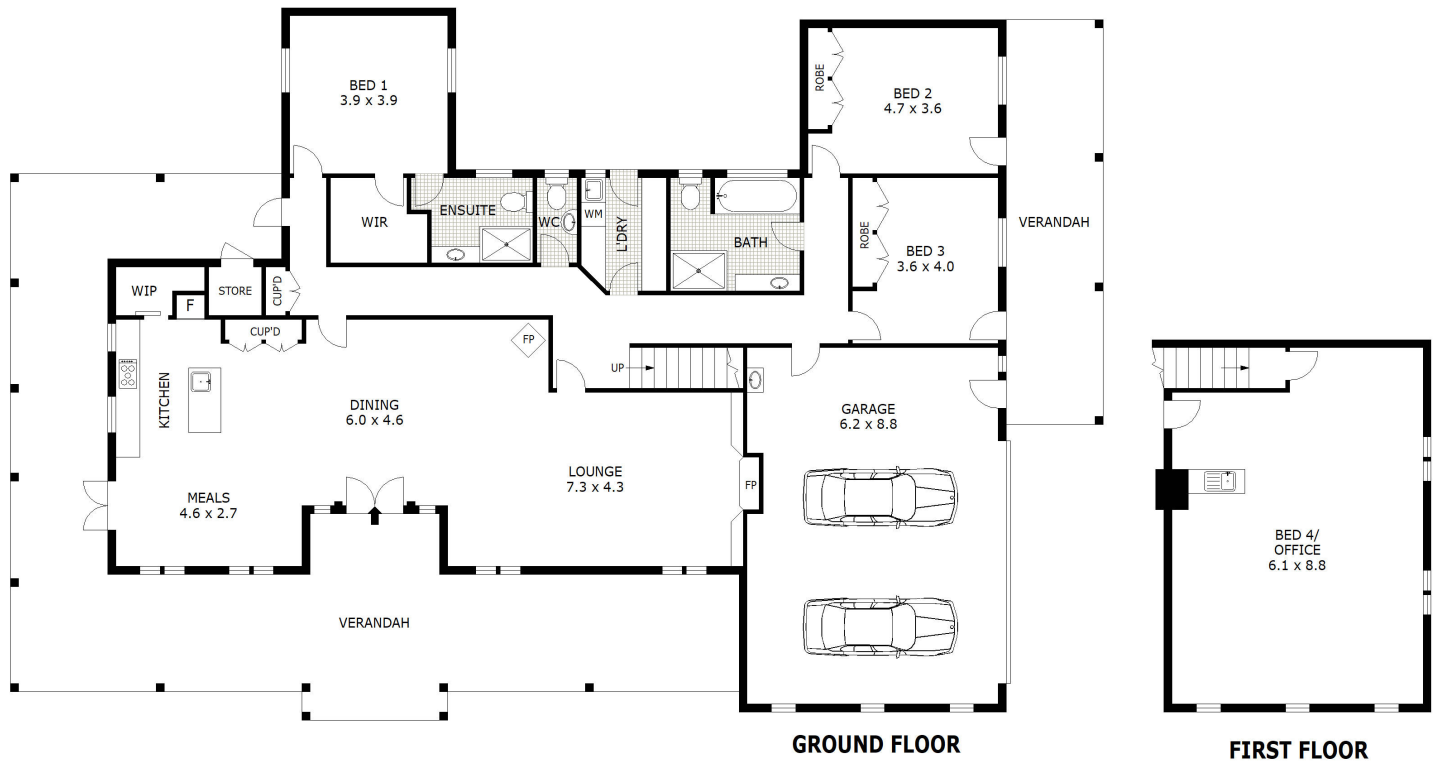












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Ground Floor	- 193 m <sup>2</sup>
First Floor	- 55 m <sup>2</sup>
Garage	- 54 m <sup>2</sup>
Verandah	- 116 m <sup>2</sup>
Total	- 418 m <sup>2</sup>

