



117 Robinson-Percydale Road, PERCYDALE, VIC 3478

20 ACRES (approx) 3 BED HOME IN HISTORIC LOCATON

8.19 hectares, 20.25 acres

Located only 6km from Avoca, this gently undulating plot of land has a distinctly welcoming feel. The BV house (built 2004) is set well back from the road with treed boundaries and the block is mostly cleared with a scattering of shade trees well suited for horses, there is a dam plus 2 x 22,500 litre tanks solar panels and mains power. The front door is entry to the open plan dining and living area with a wood fire heater - here the flooring is polished timber. The well appointed kitchen is a part of the open plan space and the main bedroom (walk-in robe and ensuite bathroom) is located to one end of the central hallway. At the other end, two further bedrooms (BIR) share the central bathroom (bath/shower, vanity and toilet). Cupboards line the hallway and the laundry opens out to the rear. The house is filled with light and every room has the benefit of a large picture window creating a natural response to the rural surrounds. Percydale is another partially forgotten gold mining area but vigneroners have replaced the diggings with vineyards and Blue Pyrenees Winery is just 2km from the property.

This property would suit a young family, empty nesters or as a wonderful rural getaway (for anyone) escaping the trials and traffic of the ever-increasing urban estates.

TYPE: Sold

INTERNET ID: 300P40513

SALE DETAILS

\$575,000

CONTACT DETAILS

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

Heathcliffe Teal
0400 599 567

Inspect by appointment and please contact the agent for details.

- Land Area 8.194884 hectares
- Bedrooms: 3
- Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2





