


# 504 Yankee Flat Road, Mount Helen







## Careers Calling, Requires Move - Must be Sold

LAND: Twenty acres.

SITUATION; The property is superbly located 12 kilometres from Ballarat CBD and approximately 6 kilometres from trendy Buninyong. The location is a feature with easy access to Melbourne CBD, as well as all the services, Federation university, quality schools and attractions of the major regional city of Ballarat.

"TARRENGOWER" HOMESTEAD - Originally of mud-brick construction, the home of generous proportions, has been expanded, modernised and renovated. Emphasis is applied to energy efficiency and relaxed living in concert with the wonderful alfresco area and temperate zone gardens which blend with the natural surroundings. The home has many features including but not limited to;
North-westerly aspect .
4 bedrooms, master with ensuite and walk in robes, others with large built in robes.
Large family bathroom. Separate toilets.
Galley kitchen.
Walk-in pantry.
Combustion heater plumbed for hydro heating.
Two living areas.
Large laundry, wet entrance ,storage.
Split system air-conditioning
63,000 litres water storage.
Studio or teenagers retreat.

EXTERIOR- Formed circular driveway accented by topiary gardens, alfresco

4 2 12 20.00ac

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| **Price** | POA |
| **Property Type** | Residential |
| **Property ID** | 68 |
| **Land Area** | 20.00 ac |

### Agent Details

Scott McCormick - 0409 216 465

### Office Details

Toorak
Level 1, 459 Toorak Road Toorak VIC 3142 Australia
03 9296 2044

McCORMICK & CO

entertaining amid landscaped gardens, two space carport, secure dog run and chicken pen.

FARMLET- Six paddocks with some stands of native timber all with sound fencing. Excellent shedding including a stable and workshop with combustion heater.. Stock yards with crush. Lane way to rear paddocks. Excellent water storage.

AGENT REMARKS-This brilliant property is totally versatile and presents as a perfect "tree-change" lifestyle for professional persons, or a family needing space to pursue outdoor activities related to horses or other animals or even persons wishing to conduct a small business from home.
Our vendors have enjoyed their home immensely however their career paths are encouraging relocation. Their instructions are clear - SELL!

For sale by deadline date closing Tuesday 20th May 1.00pm UNLESS SOLD PRIOR.
Open for inspection Saturday 3rd May 3.00-4.00pm, Sunday 11th May 2.00-3.00pm, Saturday 17th May 2.30- 3.30pm, or by appointment.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*