



71 High Street LEARMONTH VIC

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Ideally located in a quiet, friendly country town just 15 minutes from Ballarat. Besides charm and many period features this home provides a modern extension and includes five bedrooms all with built ins, two living areas, study or formal meals, two bathrooms and a number of attractive cedar door opening to the fresh country air and rural views. The home has a well maintained kitchen with electric cooker, range hood, dish washer and double sink. The open fireplace in the formal lounge and wood combustion heater in the family room provide cosy winter warmth. A split system cools in summer. Land size is 911M2 which provides plenty of space for the garage, workshop and garden and wood shed. Learmonth provides a primary school, sports facilities, general store, pub and new caf. School Bus and general transport is provided to Ballarat. A period gem in a great rural setting.

Land Size : 911 sqm
View : <https://www.doepels.com.au/sale/vic/ballarat-western-district/learmonth/residential/house/6187158>