



### 101 Hopetoun Road Mitchell Park VIC

3 1 2

Situated on 10 acres, this 3 bedroom family home offers tranquil living whilst still being just a few minutes' drive from the convenience of Stockland Shopping Centre in Wendouree. Large shedding adjacent to the home is a standout and includes a 36m x 12m main shed, 15m x 7.5m shed (currently with a timber floor, set up for shearing), free standing double garage/workshop and external lined "sleep-out" all providing ample room for tradies and businessmen, or the opportunity to lease out the sheds, being separately fenced. The home is surrounded by a large verandah, has generously sized bedrooms with built in robes and bathroom with separate bath and shower. Open plan, tiled dining and kitchen, equipped with an electric cooktop, range hood, oven and ample bench space. Wood fire in the lounge room will keep you cosy in these cooler months and the solar panels are a great cost effective addition to this rural dwelling, which

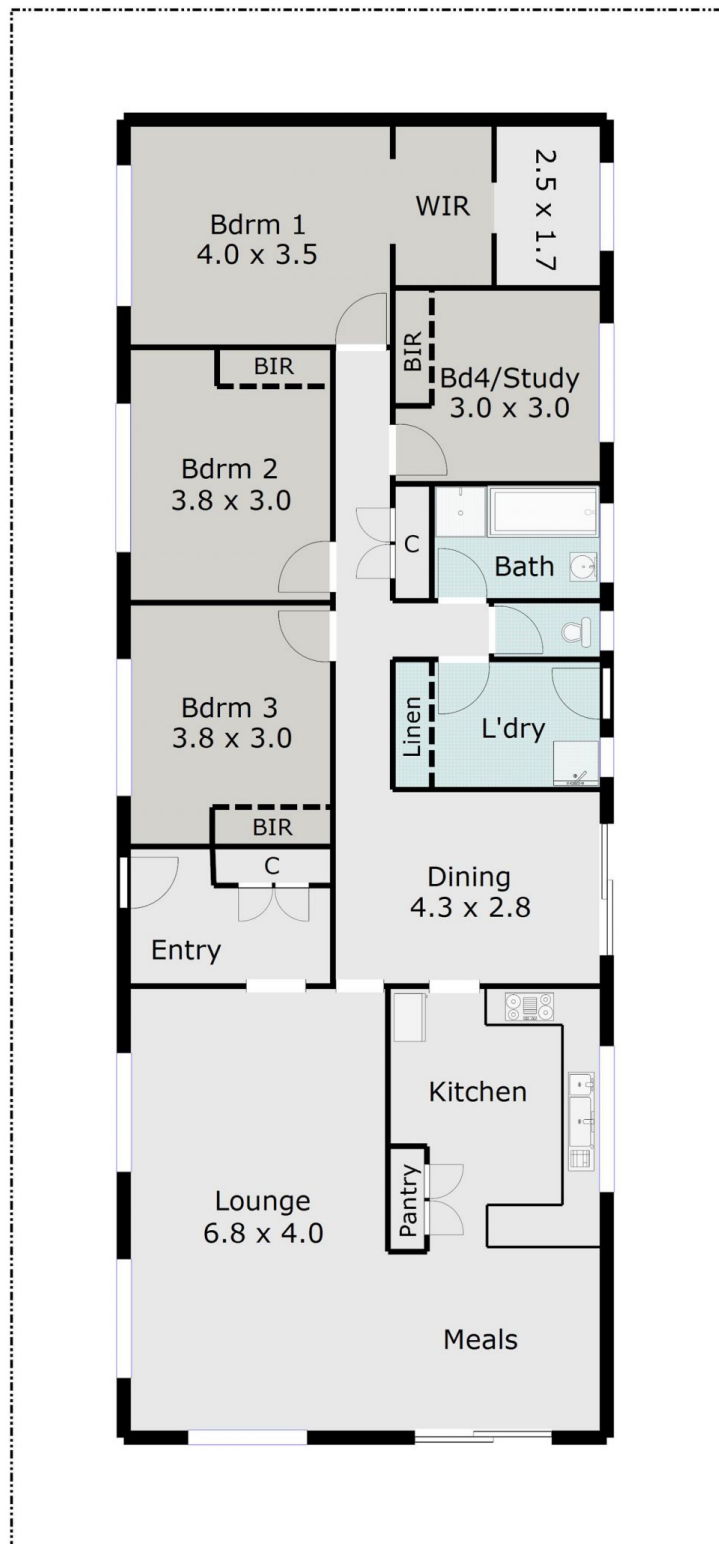
**Price** : \$ 605,000

**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/mitchell-park/residential/house/6188122>



**Leigh Hutchinson**  
03 5331 2000

TOTAL LIVING AREA: APPROX. 16.5 SQ



DISCLAIMER:

ALL DIMENSIONS ARE APPROXIMATE & NOT 100% TO SCALE.  
FOR FURTHER INFORMATION, PLEASE CONTACT YOUR AGENT DIRECTLY.

