



## 42 Wongerer Lane Smythes Creek VIC

4 2 5

Please contact Robert Cunningham or any of our sales consultants to arrange a convenient time to conduct a safe and controlled private inspection.

Elegantly understated house full of character features that tell its own story; huge potential, but plenty to be done at "Kulkuna". The rewards could be huge, the stone and timber dwelling is set upon a great elevated position on 8.5 acres approx. with wonderful views and the in ground infinity swimming pool is an absolute highlight against the backdrop, producing a visual effect and a luxurious space to enjoy. Importantly this home offers purchasers a vision, amidst a challenge, the chance to create a fantastic spacious family home whilst enjoying rural living, with a bit of cosmetic work you could restore this wonderful residence into your dream home. Spaces are arranged around a large central courtyard, drawing an abundance of

**Price** : \$ 750,000  
**Land Size** : 8.5 Acres  
**View** : <https://www.doepels.com.au/sale/vic/ballarat-western-district/smythes-creek/residential/house/6188461>



**Robert Cunningham**  
5337 0040



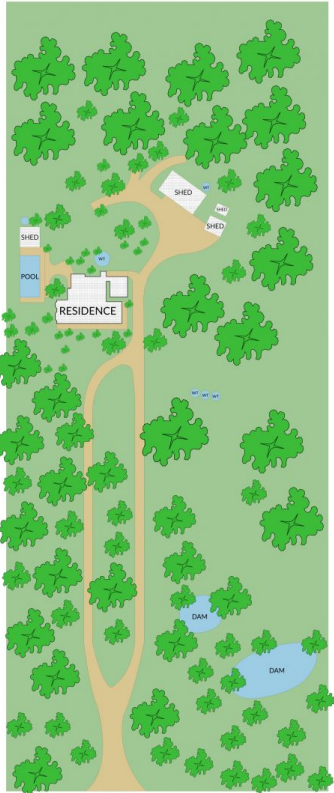
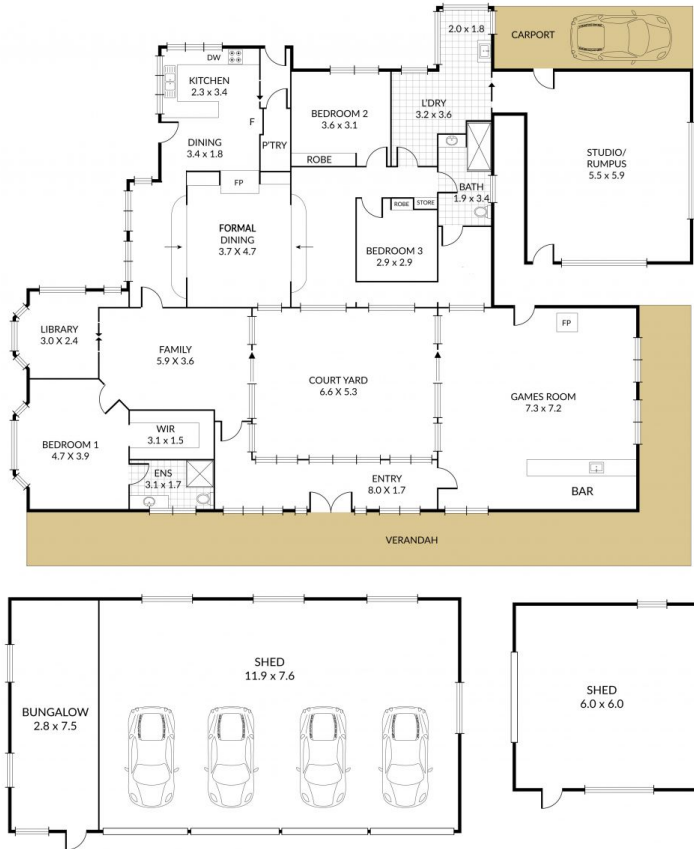
**John Morris**  
03 5331 2000

Internal 235m<sup>2</sup> External 35065m<sup>2</sup> Total 35300m<sup>2</sup>

42 Wongerer Lane, Smythes Creek



4 x 2 x 5 x



Doepel Lilley+Taylor

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.