



LJ Hooker



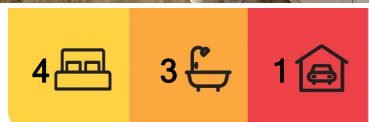
## Bass, 36 - 38 Bass Road

### COUNTRY LIFESTYLE!

36-38 Bass Road presents a rare opportunity to embrace a country lifestyle without sacrificing convenience. This charming semi-rural property boasts an expansive land size of 4,083 m2, offering a peaceful north-facing retreat from the hustle and bustle of city life.

The main residence, exuding a warm and inviting atmosphere, features three well-appointed bedrooms and two modern bathrooms, including an ensuite and walk-in robe in the master suite. The open-plan living and dining area, along with a well-equipped kitchen including induction stove top, provides the perfect setting for family gatherings and entertaining guests.

A separate studio graces the property, fully self-contained with its own lounge, dining, kitchen, bedroom, and bathroom. This versatile space offers an ideal solution for extended family, guests, or even a potential rental income.



**For Sale**  
\$770,000 - \$830,000

**View**  
By Appointment

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Grantville**  
**(03) 5678 5988**



The property is enveloped by a lush tree fence line, creating a serene and secluded environment. The rural setting in town allows for the enjoyment of a bucolic lifestyle with the convenience of local amenities just moments away. Proximity to the M420 Bass Highway, a dual-lane route, ensures easy access to surrounding areas, offering rear lane access, the property has potential to subdivide (STCA).

A large block to cultivate your dream garden or leisure space, and the lure of an escape to the country, 36-38 Bass Road is more than a home; it's a lifestyle choice for those seeking a change of pace and a connection to nature.

Discover the perfect blend of country charm and contemporary living at this Bass haven &ndash; an idyllic base for your new lifestyle venture.

## More About this Property

Property ID	S1HS5
Property Type	House
Land Area	4083 m²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher

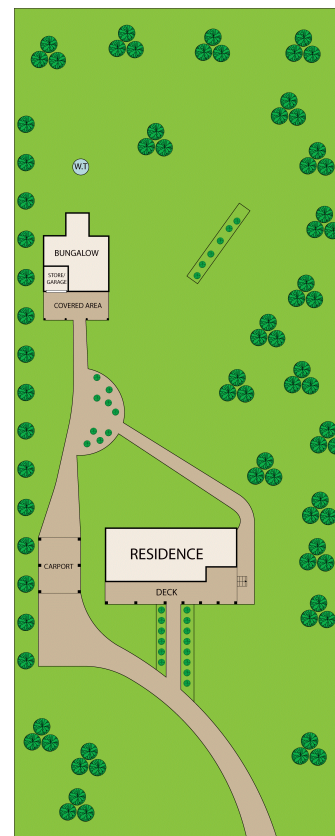
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38, Bass, VIC. 3991

TOTAL APPROX. FLOOR AREA 164 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.