






45 Dicksons Road, Pentland Hills

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## Rural Charm Meets Modern Comfort on Over 2 Acres!

Set on a massive 9,062sqm (approx.) parcel of land, this charming property at 45 Dicksons Road, Pentland Hills offers the perfect blend of country lifestyle and modern convenience.

With two street frontages on Dicksons Road, this property provides unique functionality, accessibility, and potential for a variety of uses.

The home features three generous bedrooms, each with built-in robes and ceiling fans, complemented by a renovated main bathroom boasting an extended shower and a separate powder room for added convenience.

The modern kitchen is equipped with 600mm stainless steel appliances, including a gas cooktop, oven, and dishwasher, and flows effortlessly into the dining and living areas. A spacious rumpus room provides extra flexibility - ideal for a games room, home office, or additional living space.

Comfort is assured all year round with evaporative cooling, heating, two split systems, and four ceiling fans throughout. Downlights enhance the modern appeal, while side access makes it easy to accommodate extra vehicles, trailers, or equipment.

**FOR SALE**  
\$649,000 - \$699,000

### AGENTS

Vinay Kumar  
0415 316 382  
vinay.kumar@ljhookerbm.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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**

Outside, the property is perfectly suited to those who value space and practicality, with three sheds providing ample storage and workshop options.

Whether you're seeking a peaceful family retreat, room for hobby farming, or a lifestyle escape only 7 minutes from Bacchus Marsh CBD, it is ideally located with easy freeway access just 50 minutes to Melbourne, 40 minutes to Ballarat and Geelong, and 90 minutes to Bendigo., this property delivers exceptional value and opportunity.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

**DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

|               |                   |
|---------------|-------------------|
| Property ID   | RHBHWU            |
| Property Type | AcreageSemi-rural |
| Land Area     | 9062 m2           |
| Including     | Toilets (2)       |

**Vinay Kumar 0415 316 382**

Sales Executive | [vinay.kumar@ljhookerbm.com.au](mailto:vinay.kumar@ljhookerbm.com.au)

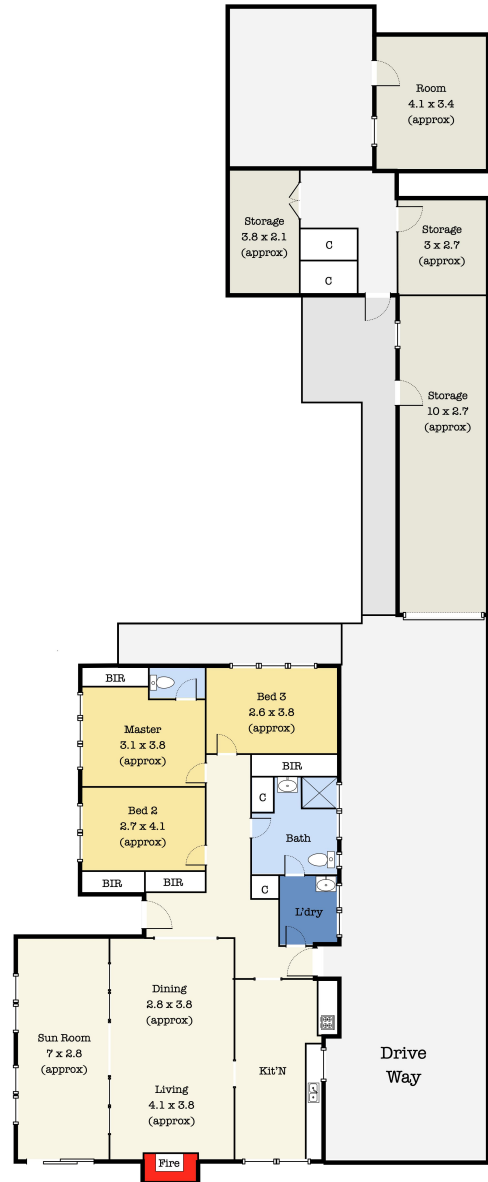
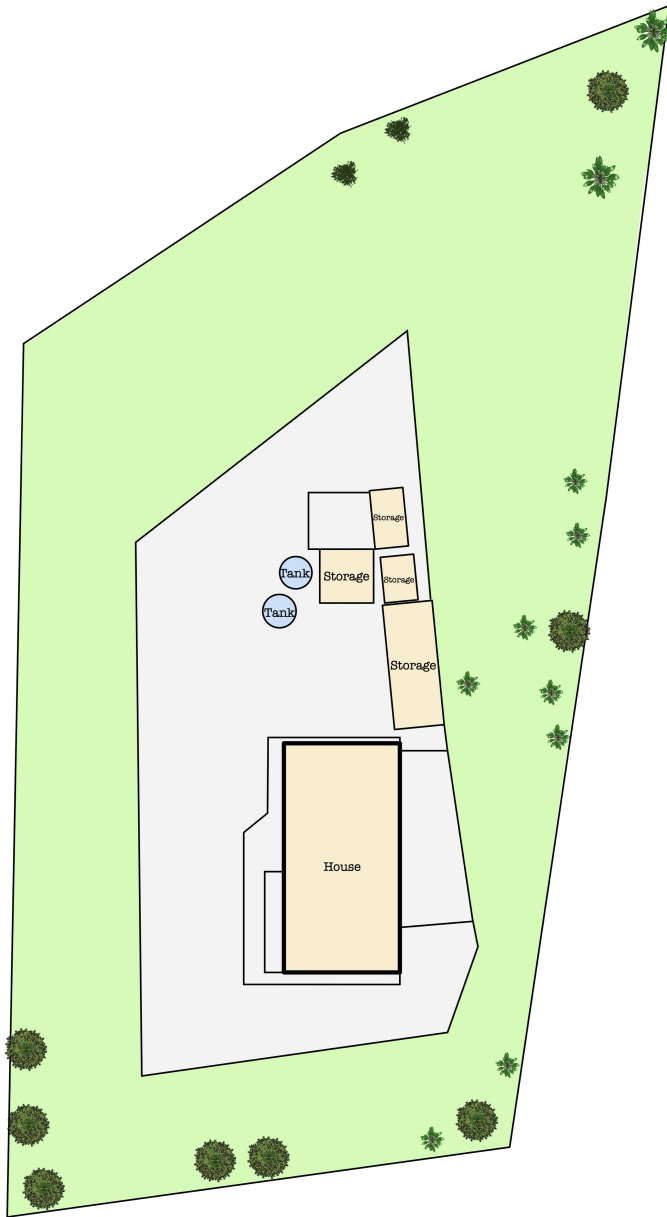
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# Floor Plan



45 Dicksons Rd, Pentland Hills VIC 3341

\*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.

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