

**1/19 Spencer Road, Ballan, Vic 3342**

**McGrath**

**Unit For Sale**

Tuesday, 12 December 2023

1/19 Spencer Road, Ballan, Vic 3342

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 383 m2**

**Type: Unit**



Amanda Robinson  
0431387323



Jacqui Sfetcopoulos  
0411065339

**\$420,000**

Nestled within the picturesque town of Ballan, this inviting 3-bedroom unit, situated in a peaceful complex of four, seamlessly blends comfort with convenience. • Discover quality with these locally built, great quality units! Unit 1, sitting at the front of the complex on a 383m<sup>2</sup> block is this great opportunity to downsize or invest! • The carpeted living area sets the tone for comfort, while bedrooms feature plush carpeting and communal spaces showcase stylish vinyl plank flooring. • The master bedroom boasts a walk-in robe and ensuite with toilet, single vanity and shower. The remaining two bedrooms include large built in robes with sliding doors for ample storage. • Ceiling fans in all bedrooms, along with an additional one in the living room, ensure optimal comfort. Stay cosy year-round with the living room's split system for heating and cooling. • The well-equipped kitchen, featuring a dishwasher and ample cupboard space, complements the property's functionality and style. • Located in a quiet yet accessible part of Ballan, this unit is within walking distance to local doctors, shops, and cafes. With a current rental appraisal of \$400 per week, this makes a perfect investment opportunity. • Whether you're a first-time buyer or expanding your portfolio, this unit offers a perfect balance of tranquillity and convenience. Contact Jacqui on 0411 065 339 or Amanda on 0431 387 323 for more details or to schedule a viewing.