

**1/70 Atkinson Street, Ballan, Vic 3342**

**McGrath**

**Sold House**

Sunday, 10 September 2023

1/70 Atkinson Street, Ballan, Vic 3342

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 211 m2**

**Type: House**



Amanda Robinson

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**\$407,500**

Welcome to this gorgeous white weatherboard unit located in the popular and highly sought-after Atkinson Street in Ballan. With its charming exterior and attractive street presence, this unit is sure to capture your attention. • Step inside and be greeted by a tastefully designed interior, featuring two bedrooms that offer comfort and functionality. The modern bathroom includes stone bench tops, a bath with separate shower and a separate toilet for added privacy. • The heart of the home is the open plan kitchen and dining area, designed with both aesthetics and practicality in mind, boasting a 600ml electric oven with gas cooktop and beautiful stone bench tops. • The lounge room provides a welcoming space for relaxation and entertainment, offering a space for creating memorable moments with loved ones. • The kitchen, dining, and lounge area feature vinyl plank flooring, adding a touch of sophistication to the living spaces. Whilst the bedrooms both feature plush carpeting, ensuring a cosy and inviting atmosphere. • Enjoy the convenience of a fully fenced, small private courtyard at the rear of the unit, providing an ideal space for enjoying some fresh air in a secluded setting. • Stay comfortable throughout the seasons with the split system air conditioning unit located in both the dining room and the main bedroom. • For added convenience, a European laundry is thoughtfully situated in the hallway near the bedrooms, offering practicality without compromising on space. • Situated on the same street as the Ballan train station, commuting to Ballarat or Melbourne is a breeze! The unit is also within walking distance to the local supermarket, cafes, shops and schools! • This unit presents an excellent opportunity for down-sizers looking to enjoy a low-maintenance lifestyle or astute investors. Its prime location, appealing features, and stylish finishes make it an attractive choice for a range of buyers. • Don't miss the chance to make this stunning two bedroom unit your own. Contact Jacqui on 0411 065 339 or Amanda on 0431 387 323 to arrange you inspection today.