

**1 Fisken Street, Ballan, Vic 3342**

**McGrath**

**House For Sale**

Friday, 3 May 2024

1 Fisken Street, Ballan, Vic 3342

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 648 m2**

**Type: House**



Jacqui Sfetcopoulos  
0411065339



Harriet Bevan  
0439429435

**\$560,000 - \$580,000**

Discover a touch of Provence at this quaint 3-bedroom weatherboard cottage in central Ballan, complete with a grapevine-shaded deck, olive trees and lavender bushes. Open the rear French doors and step into a large bright casual living space. • With a prime location opposite the train station, this delightful home is where character meets convenience. • Past the well-appointed kitchen, there are three spacious bedrooms and the central family bathroom. The east-facing front living room has sunny views of mature trees and garden. • In the rear yard discover secluded gardens and a French-designed paved outdoor dining area, perfect for entertaining. Plus, a remote double garage with extensive workshop space. • Extra features include ducted gas heating, ducted evaporative cooling, solar panels, and water tanks. • With the train station across the road commuting to Melbourne or anywhere is effortless. The location allows easy access to local shops, cafes, schools, and medical and recreational facilities. • Don't miss out on this unique blend of charm and functionality in central Ballan. • Call Jacqui on 0411 065 339 to book your inspection today.