

# 1 Foley Crescent, Black Hill, Vic 3350

## Sold House

Saturday, 23 December 2023



1 Foley Crescent, Black Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 831 m2

Type: House



Phil Petrie  
0409278460



Scott Petrie  
0353334322

**\$540,000**

\* A long held well-regarded position of privilege. Built-in 1974, and enjoyed by the same family since new. \* So close to Black Hill Primary School, Black Hill Pre-School, Post Office. Ready access to Ballarat Railway Station and CBD. \* You will love the floorplan showcasing four bedrooms, two bathrooms, two living areas, kitchen with breakfast bar. Two toilets. \* Externally, the double brick garage has a high-clearance electric door. There is also a small storage room in the house footprint. \* You will enjoy the convenience of the carport over the front entry which provides comfortable all-weather access to the interior. \* Gas ducted heating is complemented by a well-positioned Daikin split system.\* You will note that there is not only lots of external storage, but ample cupboard space inside as well.\* The residence is in a prominent, slightly elevated position. A steel fence and gates across the front will secure your family and pets.