

# 1 Madden Road, Cardigan Village, Vic 3352

## House For Sale

Friday, 17 November 2023

1 Madden Road, Cardigan Village, Vic 3352

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Tim Allen

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**\$499,000 - \$529,000**

Overlooking the surrounding paddocks and only 15 minutes from the Ballarat CBD, this charming, country-style family home has been fully renovated, offering modern luxury and urban convenience in a tranquil setting. • Master bedroom featuring a WIR, ensuite and ceiling fan • Two additional bedrooms with BIRs plus an extra study or children's play room • Updated kitchen boasting a large pantry and dishwasher • Open-plan dining area filled with natural light • Spacious living area with lovely rural outlook • Recently renovated family bathroom with a bath and separate toilet • DLUG and workshop with power and remote access, plus side access and off-street parking for multiple vehicles • Full enclosed private and secure backyard on a generous 700m<sup>2</sup> (approx.) allotment • Cardigan Village kindergarten and Lake Burrumbeet only a stone's throw away With the benefits of a rural lifestyle and outlook, this home is a truly unique "tree-change" opportunity without the responsibility of maintaining a large allotment. With the Lucas shopping centre and multiple primary schools less than 10 minutes away, this recently updated home won't last long. Call today for more information. Ballarat's Best-Selling Team