

**106 Nolan Street, Buninyong, Vic 3357**



**House For Sale**

Thursday, 26 October 2023

106 Nolan Street, Buninyong, Vic 3357

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1023 m2**

**Type: House**



Will Munro  
0427401798



Chloe Wilson  
0499538860

**\$495,000 - \$535,000**

Discover the perfect blend of convenience, space, and potential in this charming three bedroom home, nestled on a generous 1023m<sup>2</sup> block in the highly sought-after Buninyong area. Boasting a fantastic 5.6m x 5.4m shed and excellent proximity to both Ballarat and Geelong, this property presents an exciting opportunity for those seeking a versatile canvas to create their dream home. Each bedroom offers ample space for relaxation and personalization, ensuring a comfortable retreat for every member of the family. The well-appointed bathroom provides convenience for daily living, and with a little creativity, it could be transformed into your very own oasis. The kitchen is equipped with a gas cooktop, electric oven, and dishwasher, making meal preparation a breeze. The home is easily ready for your personal touch, whether you're looking to renovate, extend, or simply update, the possibilities are limitless. The 5.6m x 5.4m shed is a standout feature, offering endless possibilities for hobbyists, tradespeople, or extra storage space. Securely park your vehicle in the spacious single car space, with additional off-street parking available for your guests. Enjoy the peaceful ambiance of Buninyong while still having easy access to both Ballarat or the commute to Geelong, ensuring you have the best of both worlds. With a bus stop on the corner of Nolan Street & Warrenheip Street allowing easy access to Schools, Town Centre and Federation University. Whether you're a first-time buyer, growing family, or savvy investor, the potential for value and growth is undeniable. Don't miss your chance to secure a piece of Buninyong sought after real estate. Contact us today to arrange a private viewing and start envisioning the endless possibilities that await in your new home! - Three bedrooms, two with built in robes - Spacious open plan kitchen, dining & living area - Single carport plus a 5.6m x 5.4m shed - Huge allotment with endless opportunity - Short drive to Ballarat or an easy commute through to Geelong