

11 Castle Court, Ballarat East, Vic 3350



House For Sale

Friday, 5 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 619 m²

Type: House



Lachlan Sylvia
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Chris Just
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\$485,000 - \$525,000

Nestled within the scenic surrounds of Ballarat East, this family abode occupies a generous 619m² (approx) parcel of land. Conveniently situated within strolling distance of Woodman Hills Secondary College and the recently established Ryans IGA, along with essential amenities like pharmacies, cafes, and childcare facilities. Plus, its proximity to the CBD and easy access to the Western Freeway makes commuting a breeze. Upon first glance, the residence exudes a warm welcome with its brick veneer facade, complemented by meticulously maintained front gardens and lawns, alongside a single lock-up garage for convenient off-street parking. Upon entry, you're greeted by four well-appointed bedrooms, with the master suite featuring built-in robes and a private ensuite complete with shower, vanity, and toilet. The remaining three bedrooms, each equipped with built-in robes, share a family bathroom, complete with a shower, bath, and vanity, along with a separate toilet nearby. The heart of the home unfolds into an open-plan living area, supplemented by an additional rumpus room, providing ample space for family gatherings and relaxation. The kitchen is a culinary haven, boasting modern appliances including a gas stove, wall oven, dishwasher, dual sinks, dedicated fridge and microwave spaces as well as a convenient breakfast bench. Completing the interior, the laundry offers ample space for a washer and dryer, with direct access to the backyard, while a linen cupboard in the hallway adds to the home's practicality. Throughout the year, the home remains comfortable thanks to central heating and air conditioning, ensuring a cozy ambiance regardless of the season. Venturing outside, you'll find ample space for outdoor enjoyment, with low-maintenance living assured by the surrounding concrete paths and rear roller door access from the garage. Experience the allure of Ballarat East living in this wonderful home that effortlessly combines comfort with convenience. Be quick to schedule in your inspection as this one is sure to be popular!TH2404