

# 11 Parrot Street, Winter Valley, Vic 3358



## Sold House

Wednesday, 25 October 2023

11 Parrot Street, Winter Valley, Vic 3358

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 476 m2

Type: House



Subhash Godara  
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Sonia Mehta  
0433292539

**\$611,000**

Goldfish Real Estate Ballarat team presents brand new 4-bedroom premium home with lots of upgrades of approx. 28Squares by well-renowned Sherridon Homes builder on 476m2 land getting ready in Mid of August 2023 in the Winter Valley Rise for sale. This location is extremely popular for its proximity to the Lucas Town Centre, The Delacombe Town Centre (DTC), La Trobe Street amenities, schools, and parks. More importantly, it's in the highly sought-after Ballarat High School zone. This beautiful family home's upgraded design, quality material and low maintenance front and backyard is ready to move in enjoy well-developed infrastructure estate of young and vibrant community. **PROPERTY FEATURES:** • Large master bedroom with ensuite and walk-in robe; • Large 3 bedrooms with built-in robes; • Quality timber floorboards throughout the house & Carpet in bedrooms; • Open Plan Modern Kitchen with 900mm stainless steel appliances, stone benchtop across, and butler's walk-in pantry; • Open Plan Family & Dining Area; • Guest Retreat Area or Second Living or Study Room or Office Space; • Quality blinds & LED Downlights; • Ducted heating and evaporative cooling throughout the house; • Double-car garage with internal access; • Quality & low maintenance fully landscaped front and backyard with natural grass; • Spacious Laundry with large storage; • Recycle water tank of approx. 2100Ltr. for gardening; • Lot more on offer... **MUST inspect to justify!!!** **LOCATION HIGHLIGHTS:** • Just a 10-minute drive to Ballarat CBD or Airport; • Easy access to Western Hwy to Melbourne CBD/Airport via Dyson Drive. To book an inspection, call Subhash on 0423 916 840 or Sonia on 0433 292 539 now!!!! Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist> **DISCLAIMER: DISCLAIMER:** All stated dimensions in the floor plan are approximate only. All Particulars are for general information only, pictures are with virtual staging for visualization, and do not constitute any representation on the part of the vendor or agent where all parties require their own diligence.