

**1105 Ligar Street, Ballarat North, Vic 3350**



**House For Sale**

Wednesday, 27 December 2023

1105 Ligar Street, Ballarat North, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 722 m2**

**Type: House**



Peter Burley  
0402220356



Matthew Stevens  
0418501323

**\$475,000 - \$495,000**

This stunning brick veneer home is a true gem nestled in an outstanding location that offers the perfect blend of convenience and tranquillity. Situated in one of Ballarat North's most sought-after neighbourhoods, this property is surrounded by a host of amenities, making it an ideal place to call home. One of the standout features of this property is its proximity to the Ballarat CBD, which is just an 8-minute drive away. This means that you can easily access all the shopping, dining, entertainment, and employment opportunities that the city centre has to offer. Step inside, and you'll be greeted to the living space that welcomes you with warmth and charm. The well-maintained interior boasts two spacious living areas, ensuring there's plenty of room for relaxation and entertainment. The heart of the home is the updated kitchen, complete with a gas stove, oven, pantry and ample storage space throughout. Adjacent to the kitchen, the dining area is bathed in natural light, creating an inviting atmosphere and space for family and friends. This lovely home offers two generously sized bedrooms that provide comfort and privacy. The updated bathroom is complete with a shower, bath, vanity and separate toilet. The sunroom at the back of the house is a delightful bonus space, perfect for relaxing or as an extra space for storage or a home office. Step outside, and you'll be greeted by an excellent outdoor area. There's also a large decked pergola, providing the ideal spot for outdoor dining and relaxation. The exception shedding features a double garage plus an additional workshop with power and concrete flooring ensure you have all the space you need for your hobbies, storage, or even a home-based business. With its art deco features and character-filled spaces, 1105 Ligar Street offers a unique blend of style, comfort, and practicality. Don't miss your chance to make this charming residence your own. Contact us today to schedule a viewing and experience the lifestyle that this Ballarat North home has to offer!