

# 1107 Geelong Road, Mount Clear, Vic 3350

Jens Veal Byrne

## Sold House

Thursday, 10 August 2023

1107 Geelong Road, Mount Clear, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 732 m2

Type: House



Luke Veal

0438302805

## Contact agent

This family home is nestled within a court in the heart of Mt Clear and represents the epitome of convenient living, and will ensure that the needs of a growing family are met for years to come. Custom designed by the owners, and constructed by a reputable builder from Ballarat, the home is in a prime location that allows easy access to all the amenities you need, such as the Midvale Shopping centre that houses a variety of shops and retail centres, while the Ballarat CBD is also just a moment's drive away. Three bedrooms plus a study (or 4th bedroom), central heating, a room heater as well as an efficient split system in the main living room, and a gas log fire in the formal lounge will ensure a perfect indoor climate year-round, while the north facing windows on the length of the home certainly elevate the warmth and ambience within the home during the depths of winter. It is noteworthy for parents of school age children that literally over the road is a childcare centre, and within a very short drive from here is a kindergarten as well. Mt Clear primary school and Emmaus Catholic primary school are literally just up the road, and so too are Mt Clear secondary college and Damascus Catholic College. The educational package is augmented by the proximity of Federation University at Mt Helen which is just a few kilometres away, making this home an ideal haven for those pursuing knowledge and learning from pre-school through to tertiary. Are we able to future proof the families' needs any better than this? A growing family needs car accommodation, so the double garage and single carport certainly offer ample space and secure parking for your vehicles as well as providing storage options - while the street itself will offer further parking opportunities when needed. Offering the peace and tranquillity of living in a quiet court in such a beautiful leafy suburb while still being close to the heart of Ballarat's CBD is an opportunity worth exploring further, so contact Luke on 0438 302 805 to schedule a private viewing and secure your future in this highly sought-after location.