

113 Dawson Street South, Ballarat Central, Vic 3350



House For Sale

Wednesday, 17 January 2024

113 Dawson Street South, Ballarat Central, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 630 m2

Type: House



Daniel Nestor
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Narelle Smith
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\$749,000 - \$799,000

Situated a mere stones throw from Ballarat's famous "café strip" on the odd numbered side of the 400 block of Sturt Street. This adorable heritage bungalow marries ornate charm to modern convenience. • Just a couple of hundred meters from Ballarat's main thoroughfare – Sturt Street, and all that the Ballarat CBD has to offer. • Step inside this gorgeous home to be greeted by feature Baltic pine floors. The master is positioned at the front of the home, a generous sized room with leadlight windows, plantation shutters for privacy and an ornate fireplace. • Bedrooms two and three offer their own unique feel, with bedroom two sporting an exposed recycled red fireplace wall, and bedroom three featuring picture railing/mantles, panelling, and plenty of space for a desk. • The central kitchen/meals/living space is the beating heart of the home. • More leadlight windows and plantation shutters, an island bench kitchen with an urban concrete benchtop, benched dining space and a breakfast bar that overlooks the expanses of your garden oasis rear yard. • The bathroom incorporates the laundry, with a spa bath, shower nook, toilet nook and a wall of laundry space/trough. • A stunning outdoor entertaining area surround by green foliage ties into the professionally constructed storage shed seamlessly, and flows into the rear part of the 630sqm (approx.) allotment. • Your front and rear yard have been landscaped to perfection with the rear yard being such a wonderful usable space, complemented by an established feature tree. • At the very back of the block you will love the hobby room or gym, complete with its own split system for heating and cooling, gym matting and shelving. • A truly outstanding location, this is a rare opportunity to position yourself right in the heart of the action in booming Ballarat. • Work there, live here. You can walk to the train station from here!