

# 117 Daylesford Road, Brown Hill, Vic 3350

## Sold House

Thursday, 11 January 2024

117 Daylesford Road, Brown Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Michael Edgar  
0407332040

**\$750,000**

Welcome to the extraordinary residence perched at 117 Daylesford Road, Brown Hill! This stunning 4-bedroom, 2-bathroom abode, complete with a 2-car garage, boasts an elevated position that offers breathtaking northern views and is ideally situated for those who appreciate both beauty and active living. Nestled within the charming suburb of Brown Hill, this property seamlessly combines modern comfort with timeless elegance. The moment you step inside, you're embraced by a vast and sun-drenched living area that's perfect for entertaining guests or enjoying serene moments with loved ones. The open-plan design harmoniously connects the living, dining, and kitchen areas, creating a cozy and inviting ambiance. The kitchen is a true culinary haven, offering all electric appliances, abundant storage space, and a grand island bench. It's the ideal space for crafting of meals for your family and friends, with the added bonus of enjoying those meals with the backdrop of stunning northern views. This splendid property boasts three / four generously proportioned bedrooms, each serving as a tranquil retreat for relaxation. One of the bedrooms indulges you with a luxurious ensuite, providing a private sanctuary for ultimate comfort. Step outside, and you'll find a beautifully landscaped backyard, a haven for hosting BBQs or savouring a quiet morning coffee, all while taking in the great northern views. And let's not forget the Yarrowee walking trail, a true gem for those who enjoy running, riding, and strolling, just a stone's throw away. This scenic trail is perfect for outdoor enthusiasts looking to embrace an active lifestyle. The double garage ensures ample space for both parking and storage, guaranteeing convenience for your entire household. Situated in a highly sought-after neighbourhood, this property offers effortless access to a range of amenities. Schools, parks, and shopping centres are all close by, and the bustling city centre is within easy reach, delivering a vibrant array of dining, shopping, and entertainment options. An added bonus is that the VPT buses are just metres away on Daylesford Road. With a price guide of \$795,000, this property represents an extraordinary opportunity for both investors and those seeking their dream home. Don't let this chance to own a slice of paradise at 117 Daylesford Road, Brown Hill, with its stunning northern views and access to the Yarrowee walking trail, slip through your fingers. Contact us today to arrange a private viewing and secure your own piece of the Brown Hill dream. Ballarat's Best-Selling Team.