

**118 Frank Street, Ballarat Central, Vic 3350**

Jens Veal Byrne

**Sold House**

Friday, 22 March 2024

**118 Frank Street, Ballarat Central, Vic 3350**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 613 m<sup>2</sup>**

**Type: House**



Luke Veal

**\$1,150,000**

In one of Ballarat's most historic and tightly held suburbs, this immaculate and superbly presented home sits majestically in one of our beautifully tree-lined streets – and has just become available for a new owner to take up residence here. On a beautifully gardened allotment, the home bears all the hallmarks of gracious living in one of Ballarat Central's most popular streets and is located just a brief walk to the array of accompanying amenities that the CBD offers. The main hospitals (Grampians Health, and St John of God), as well as numerous other medical providers, and Lake Wendouree are only 2 blocks away, while Bunnings, Officeworks, Gov Hub, supermarkets, cafes, and shops are all within easy walking distance as well. It is little wonder that Ballarat Central is so highly sought after. With completed renovations that not only harmonise with the era of the home, but also give a contemporary lift, it becomes immediately evident that we have numerous unique features and an abundance of character in this home. Some examples are the timber flooring, bay windows, ornate fireplaces, plantation shutters, stained glass windows, and an overall colour palate and décor that provide a sense of warmth, ambience, and show a meticulous attention to detail. The master bedroom is spacious and features stunning windows onto the front veranda, and a wall of wardrobes that conceals clever access through into the contemporary and spacious ensuite bathroom. To the rear of the home, we have the open-plan kitchen, meals, and living area. Large windows allow natural light to flood in and offer stunning views of the established gardens and mature trees. The new kitchen features modern stainless-steel appliances, soft-close cabinetry, and ample storage, as well as a spacious bench for food preparation. The level of amenity here ensures that a lot of time will be spent in this spacious and private portion of the home, and it really deserves the accolade of being referred to as the heart of the home. Offering you a distinct lifestyle in Ballarat Central, this superb home offers you a unique combination of modern comfort with timeless character and is truly a home that is deserving of your attention, so please call Luke Veal on 0438 302 805 to arrange your inspection, as we know that you'll not be disappointed.