

**118 Pleasant Street South, Newington, Vic 3350**



**House For Sale**

Friday, 3 November 2023

118 Pleasant Street South, Newington, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Sean Toohey  
0400506881



Kiara Porra  
0499925773

**\$695,000 - \$735,000**

Discover a harmonious blend of old-world charm and modern elegance in this exquisite property. Steeped in history, this home showcases stunning original features that have been lovingly preserved, creating a unique and timeless living space.

- From the moment you step into the grand entry hallway, you'll be captivated by the ornate details that set the tone for a beautiful living experience.
- The property boasts high ceilings, polished timber flooring, ornate cornicing and ceiling roses, retaining the elegance of its heritage.
- The ornamental fireplaces add a touch of classic beauty to the interior, creating cozy focal points in multiple rooms.
- The formal lounge is bathed in natural light thanks to a beautiful large window which overlooks the front yard. French doors and a feature gas log fireplace create an inviting and cozy atmosphere.
- Three generously proportioned bedrooms feature an abundance of built in robes, offering plenty of storage for your needs.
- The updated central bathroom with a spa, shower, vanity and toilet provides a luxurious and stylish space. Additionally, the updated ensuite includes a shower, vanity and toilet.
- The open plan kitchen and meals area is a chef's dream, featuring quality stainless steel appliances, stone benchtops and ample cupboard space for all of your needs.
- French doors open to a raised alfresco entertaining area that overlooks the rear yard, providing a perfect setting for outdoor gatherings.
- Enjoy rear access to the remote double lock up garage and a front driveway for off street parking. The property is equipped with quality window furnishings, ducted heating, a split system and a security system for your comfort and peace of mind.
- Situated across from the Western Oval, this solid brick home offers easy access to shops, schools and the Ballarat CBD, making it a convenient and desirable location for all.