

# 12 Woodmans Rise, Brown Hill, Vic 3350



## Sold House

Wednesday, 27 September 2023

12 Woodmans Rise, Brown Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 728 m2

Type: House



Tony Zelencich  
0353000000



Daniel Nestor  
0437840593

**\$730,000**

A magnificent McMaster built family home that showcases contemporary style and quality in a picturesque location. • The home comprises of four generously sized bedrooms all complete with ceiling fans, the master bedroom will delight with a roomy walk-in robe, ensuite, whilst remaining bedrooms all feature built in robes. • The kitchen is well equipped with stone benchtops, 900mm gas stove, stainless steel dishwasher, large walk in pantry, as well as plenty of bench and preparation space. • The home boasts a fantastic family friendly floor plan with two separate living zones, the central dining / kitchen and living space is light filled, fresh and inviting and certainly creates a cosy setting to relax after a big day as well as an additional room positioned at the back of the home for the kids to retreat. • The home boasts gas central heating. • Working from home is made easy with a designated space to study / work overlooking the front yard. • The large family bathroom includes a fantastic sized vanity, built in bath and walk-in shower. • Car accommodation is well catered for with a double lock up garage situated the front of the home with remote roller door and direct access into the home. • Entertainers will be super impressed with the sheltered alfresco area making it ideal to entertain family and friends with breathtaking views back to Ballarat. • Set in a highly sought-after estate surrounded by fantastic neighbours and a picturesque setting the home is set on approximately 728m<sup>2</sup> and showcases plenty of room for kids to play and pets to roam. • When location is important, we are within 10 minutes to the Ballarat CBD and moments from the Freeway for those looking to commute, this is the perfect property to enter the Brown Hill market. • Be quick to inspect, contact Tony today to arrange your very own private inspection!