

**12 Yarra Gum Place, Mount Clear, Vic 3350**



**House For Sale**

Saturday, 24 February 2024

12 Yarra Gum Place, Mount Clear, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 839 m2**

**Type: House**



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**\$845,000 - \$875,000**

Welcome to this beautifully spacious family home nestled in the peaceful surroundings of Mount Clear where comfort meets convenience in a prime location. Location Perfection Perfectly positioned, this home is a stone's throw away from essential amenities including schools, parks, childcare centres, cafes and Federation University. Plus, with Ballarat CBD just a 10-minute drive away, you'll enjoy the perfect balance of tranquillity and accessibility. Home Sweet Home From the moment you step through the front door, the wide entryway opens up to a world of inviting warmth and family-friendly design. The front of the home features a versatile study area, ideal for those embracing the work-from-home lifestyle or requiring a quiet study space. Masterful Living The king-sized master bedroom, complete with a walk-in robe and an ensuite that boasts a double vanity, shower, and separate toilet, promises a private retreat for parents. Comfort in Every Corner Three additional large bedrooms, each with built-in robes, ensure ample space for the entire family. The family bathroom, complete with a bath and separate shower, alongside a well-appointed laundry, add to the home's convenience. Family First Journey further into the heart of the home to discover a sprawling living area that seamlessly connects to the outdoors. The open-plan kitchen, meals, and family area serve as the vibrant hub of the home, complemented by two additional separate living rooms for endless family enjoyment. The kitchen is a culinary dream with its vast waterfall stone bench, state-of-the-art appliances, and plentiful storage. Entertainer's Delight Step outside to the expansive decked alfresco, an entertainer's paradise perfect for hosting gatherings or enjoying quiet family moments. The generous 839m<sup>2</sup> allotment includes a lush garden, veggie patch, and garden shed, offering a blend of leisure and practicality. Features Galore This home doesn't just stop at visual appeal; it's equipped with modern conveniences including ceiling fans, gas central heating, evaporative cooling, and a double lock-up garage. A Home to Cherish 12 Yarra Gum Place is more than just a house; it's a home waiting to fill your life with memories. With nothing left to do but move in, this property promises a lifestyle of ease and enjoyment. Let's explore together what makes 12 Yarra Gum Place the perfect backdrop for your family's next chapter. Contact me today and discover your new home in Mount Clear.