

**15 Falkirk Road, Nerrina, Vic 3350**



**Sold House**

Thursday, 12 October 2023

15 Falkirk Road, Nerrina, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Vranesic  
0432788733

**\$770,000**

Positioned in sought after and forever growing Nerrina is this custom designed home on a generous allotment of 576m<sup>2</sup> (approx). This position is highly sought after due to it's tree lined street, other modern high end family homes while still being close to schools, shops, public transport and Ballarat CBD. Upon entering the home you will be greeted to a high quality build with a large open entry space that flows through to the large open modern kitchen, dining and family room which is beautifully filled with natural light throughout. There is direct access to the undercover entertainment area perfect for the warmer days and when having guests over. Downstairs you will also find a walk in pantry and separate laundry which features a drying closet and a second storage closet. The master bedroom is very spacious with lots of room to move and has a walk in robe and ensuite, while upstairs the remaining two bedroom are also of great size and also feature walk in robes. Upstairs there are a further two living areas with one having a study area while the other has direct access out to the balcony which will be perfect for the summer months with a lovely relaxing outlook. The bathroom offers separate shower and bath and the home is serviced by central heating throughout. Outside you will come to find a beautifully presented home surrounded by other quality family homes. A double lock up garage with access into the fully enclosed backyard which is open and spacious while being easy to maintain. Furthermore is the swimming pool which will be perfect coming into summer. To avoid missing out on this rare opportunity as these homes do not come up very often contact listing agent Adam Vranesic 0432 788 733 today!