

17 Ballarat Road, Maidstone, Vic 3012

J A S T E P H E N S

House For Sale

Wednesday, 17 April 2024

17 Ballarat Road, Maidstone, Vic 3012

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 232 m2

Type: House



Alex Tsimiklis
0393169000



Branko Lemaic
0409511665

\$650,000 - \$715,000

•Renovated shopfront and residence offering spacious, modern living in a prime lifestyle location•Perfect for home buyers, business owners, and investors•Shopfront can be used as a huge living room or for business purposes•Two generous bedrooms•Stylish kitchen/dining•Light-filled modern bathroom/laundry + second toilet•Split-system heating/cooling•Covered entertaining patio + large back garden with rear laneway access allowing off-street parking

Offering stylish modern living and enviable flexibility, this renovated shopfront and residence presents an exciting opportunity for home buyers, investors and business owners alike. Crowned by a soaring decorative ceiling, the open-plan kitchen/dining room boasts a beautifully appointed timber-topped kitchen accentuated by subway tiling and feature lighting and precedes the two quietly positioned bedrooms and luxurious, light-filled bathroom/laundry. Currently used as a spacious living room, the large shop space is also perfect for business use and is big enough to be partitioned to allow for a third bedroom if needed. Double-brick construction and roof insulation are complemented by split-system heating and cooling to ensure your constant comfort, while outside a covered patio and large back garden await, offering a perfect entertaining area and off-street parking via rear laneway access. Why you'll love this location: For business and lifestyle, this location is sure to impress! With enviable foot and street traffic, business owners will benefit from high visibility, while homemakers will love the easy access to every convenience. Walk to your choice of parks and reserves and enjoy proximity to Medway Golf Club, Footscray Park and Maribyrnong River for an easy outdoor lifestyle. Central West Shopping Centre and Highpoint Shopping Centre are both moments from home, offering vibrant shopping and a choice of supermarkets, while walking distance proximity to Edgewater Boulevard's shops and eateries adds extra convenience. Those with kids will appreciate the four-minute* drive to Maribyrnong College and easy walk to Footscray North Primary School and a choice of childcare options, while the 8.9km* drive to the city promises easy access to the bright lights and excitement of Melbourne's CBD.*Approximate