

**17 Illana Street, Brown Hill, Vic 3350**



**Sold House**

Thursday, 15 February 2024

17 Illana Street, Brown Hill, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



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**\$865,000**

Recently constructed with quality front of mind by GJ Gardner Ballarat, this family home offers a unique split-level design where the large room sizes are a feature and you have multiple living areas to enjoy. • A striking contemporary façade is the face of this exceptional family home offering four excellent sized bedrooms, three internal living spaces and undercover outdoor living. • The master bedroom is of suite proportions. The ensuite features impressive floor to ceiling tiles, walk in shower and a separate toilet. The walk-in robe features a great joinery fitout. • The split level features the master and garage on one level and the remainder of the house on the lower level. Enjoy comfort all year round with gas central heating and evaporative cooling throughout the home. • Down the stairs to the vast kitchen/meals/living space, where the kitchen features Westinghouse Stainless Steel Appliances and you'll just love the joinery filled butlers pantry with the same stone counters as the kitchen, and also incorporating your fridge space. • There is a designated theatre room behind the kitchen, and a third living space which makes a great media space outside bedrooms 2, 3, 4 and the stylish family bathroom. • Dual sliding door access to the decked alfresco entertaining space with a feature ceiling fan, overlooking the expanses of the 750sqm allotment. • 3m side gate access is ideal for trailer/boat storage. • Plenty of yard space for the kids and pets to roam and play. • Short drive to the brand new IGA on Victoria Street, Caledonian Primary School, St Francis Xavier Primary School and Woodmans Hill Secondary College. 2 mins drive to access onto the Western Freeway. • Stunning natural surrounds with the picturesque Yarrowee Trail just a short walk away, exposing all the beauty of the entry to the Gong Gong reservoir.