

17 Kent Street, Ballarat Central, Vic 3350



House For Sale

Friday, 17 November 2023

17 Kent Street, Ballarat Central, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 625 m2

Type: House



David Morrison

0438342227

\$750,000 - \$795,000

Nestled at 17 Kent Street, Ballarat Central, this captivating period home presents a harmonious blend of charm and practicality in one of Ballarat's most sought after tree-lined streets. Positioned within a leisurely walk of Sturt Street, residents enjoy easy access to premier colleges, the iconic Lake Wendouree, and popular local cafes. The property sits on a substantial 625m² (approx) block with an expansive street frontage, providing an ideal canvas for future extension (STCA). Enter the residence to discover three sundrenched bedrooms and a home adorned with beautiful polished timber floors, complemented by high ceilings that evoke a timeless aesthetic. The separate lounge room offers a cozy retreat, while the open plan kitchen and dining area, thoughtfully updated, seamlessly combines modern functionality with classic elegance. The bathroom adds a touch of practicality to the home, and a rear sunroom/laundry adds extra space. The property is further enhanced by a double carport, ensuring secure parking and enhancing daily convenience. In essence, 17 Kent Street is not just a home; it's an invitation to experience the best of Ballarat living. With its wide street frontage and a sizable land holding, this residence not only exudes immediate appeal but also beckons those with a vision for expansion and customization, promising a unique canvas for personalized living.