

**17 Sweeney Street, Black Hill, Vic 3350**



**Sold House**

Sunday, 5 November 2023

17 Sweeney Street, Black Hill, Vic 3350

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$925,000**

Welcome to this sophisticated Victorian home, perched proudly on its block offering unparalleled views across the picturesque landscape of Ballarat. This grand residence has been lovingly maintained & updated, preserving many of its period features and offering a warm and inviting home for the next generation. Make your way through the wide open entry to uncover four spacious bedrooms. Master boasting an expansive robe, bedrooms two & three both well proportioned, as well as the fourth with feature built-in timber cabinetry making this space versatile and an ideal space for a home office or study. Every bedroom in this magnificent home features open fireplaces with feature mantles, and the entire space boasts impressive 13-foot ceilings. As you enter, you'll be captivated by the beautiful leadlight entry, complemented by original timber flooring, ornate archways, and picture rails. The family living area exudes warmth providing ample room for your loved ones to gather. The second living area situated at the rear of the home is bathed in natural light thanks to stunning north-facing windows and French doors that open onto your private yard, where solid timber flooring adds to the seamless feel of this home. The kitchen has been updated in recent times carefully and tastefully designed featuring Corian waterfall benchtops, wall oven, electric cooktop, dishwasher, and abundant storage. This space also offers room for a large family dining area and a second living space to ensure versatility & space for all family members. The bathroom is generously proportioned and showcases a claw-foot bath, shower, vanity, and chandelier creating a real sense of opulence. Additional conveniences include a powder room and a separate well-appointed laundry. Outside, the home really comes into its own with bullnose verandah overlooking the meticulously manicured gardens, garden shed, under-house storage and a water tank for irrigating. The home is completed with gas central heating and several split system coolers, ensuring comfort year-round. This period home in such incredible condition is rare to find, offering a truly exceptional living experience in one of Ballarat's highly regarded suburbs of Black Hill. Just minutes to the centre of Ballarat and close proximity to all amenities including schooling, sporting facilities and local shopping options.