

**18 Pelican Drive, Winter Valley, Vic 3358**

**McGrath**

**Sold House**

Monday, 30 October 2023

18 Pelican Drive, Winter Valley, Vic 3358

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Narelle Smith  
0407510177

**\$530,000**

This stunning home is under two years old and offers a blend of modern design and comfortable living. With four bedrooms and two bathrooms this home will appeal to first home buyer, investors and downsizers seeking a comfortable and low-maintenance lifestyle. • The master bedroom is generous and features a large walk in robe. The ensuite is equally impressive, offering a shower, large vanity and a toilet. • The three remaining bedrooms all come complete with built in robes. They are serviced by a family bathroom equipped with a shower, bath, vanity and a separate toilet. • The kitchen is a highlight, equipped with 900mm sleek stainless steel appliances, dishwasher and soft-close cabinetry that combines functionality and style. With stone countertops and ample storage space in the pantry this open plan kitchen is ideal for entertaining. • With two separate living areas, the home offers versatility and flexibility to cater to your family's needs. Whether you desire a quiet space to soak up the morning sun or an area to entertain guests. • Gas central heating and evaporative cooling systems are installed, ensuring a comfortable living environment regardless of the weather outside. • Situated on just over 400sqm, the property features an alfresco area and a low-maintenance backyard, perfect for those who prefer to spend their time enjoying the home rather than maintaining outdoor spaces. • The property includes a remote-controlled double-car garage, providing secure parking for vehicles and additional storage options. • The home is conveniently located, just a 15-minute drive from the heart of Ballarat and the Wendouree train station. It is a short drive to the Delacombe Town Centre, offering a variety of shopping, dining, and entertainment options. • The property presents an attractive investment opportunity with an estimated rental return of \$440 a week. • This home also appeals to first home buyers looking to enter the property market and downsizers seeking a comfortable and low-maintenance lifestyle.