

18a Roch Court, Ballan, Vic 3342

McGrath

House For Sale

Wednesday, 17 April 2024

18a Roch Court, Ballan, Vic 3342

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1200 m2

Type: House



Jacqui Sfetcopoulos
0411065339

\$990,000 - \$1,080,000

Nestled on approximately 1200m² of prime land, this custom-built 4-bedroom home offers an unparalleled lifestyle with uninterrupted views facing North overlooking the Werribee river and the iconic Ballan Golf Course. • The master bedroom is a retreat in itself, featuring a walk-in robe and an ensuite with a walk-in shower for added convenience, and a sliding door with access to the deck. • Boasting 2 bathrooms with quality stone benchtops, 2 living areas, and a dedicated study nook, this residence is designed for modern comfort. • The family bathroom which is central to the 3 remaining bedrooms has the added benefit of a separate toilet and powder room, to easily accommodate your guests. • This home is thoughtfully equipped with hydronic heating throughout, complemented by a reverse cycle heating and cooling system, and a gas log fire in the formal living space for cozy winter evenings. A 3kw Solar system and double glazed windows enhance energy efficiency and comfort. • The heart of the home, the kitchen, showcases 60mm stone bench tops, a large island bench with power points, a double wall oven, and a 600mm induction cooktop. A spacious butler's pantry adds functionality and storage space. A ducted vacuum system adds to the ease of maintenance. • The main living area is generously proportioned and includes a private study nook, ideal for remote work or peaceful reading sessions. Hardwood timber flooring graces the living areas, while high-quality carpeting adds a touch of luxury to the formal living spaces and bedrooms. • Outside, a large concreted under-house storage area caters to practical needs, accommodating mowers and garden equipment. The highlight of outdoor living is the stunning covered alfresco area with heating and decking. An automatic blind provides additional sun protection, ensuring comfort during sunny days. • A large and functional laundry also offers a hydronic heated drying cabinet. • Parking is a breeze with a large double garage and ample space for extra vehicles, a caravan, or a boat. This property seamlessly combines modern living, premium finishes, and a picturesque location, making it a rare find for those seeking a blend of elegance and functionality and is within a kilometre of the Ballan Train station. • Contact Jacqui on 0411 065 339 to book your inspection today!