

# 19 Regency Drive, Mount Clear, Vic 3350

## House For Sale

Thursday, 18 April 2024

19 Regency Drive, Mount Clear, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1068 m2

Type: House



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**\$440,000-\$465,000**

Discover Mount Clear, a sought-after location convenient to Midvale Shopping centre, primary and secondary schools, kindergarten, and enroute to Federation Uni and technology centre. Situated on an enormous 1068m<sup>2</sup> (approx..) block this 4-bedroom, 2-bathroom, 2 living space brick veneer home retains its classic warm, welcoming interior with raked ceilings, exposed beams, is light filled and presents a blank canvas for its next owner, perfect opportunity for first-time buyers, families and investors alike. Ensuring ample room for all the family the property certainly takes advantage of a thoughtful generously proportioned internal floorplan consisting of 4 bedrooms, or if required three bedrooms and a study is viable, two bedrooms are fitted with built-in-ropes and the master accesses a large walk-in robe and private ensuite. Servicing the other bedrooms is a large family bathroom to accommodate everyone with a double sink. The spacious interior features two distinct living areas; the family room situated in the main hub is adjacent to the kitchen and dining area and features a wall of glass windows adding aesthetic charm and allowing the outdoors in plus a raked exposed beam ceiling and is heated via a wood fire for those cozy Ballarat winter days, plus convenient split system heating and cooling. The living room is a large room and provides sliding door access externally to the front porch area, direct kitchen access and also features a raked exposed beam ceiling a great formal space or teenage retreat. The dining room provides direct access to the entertaining deck, has built in cabinetry and a breakfast bar to the raised kitchen bench. Kitchen nook comprises double sink, gas cooktop, electric wall oven, dishwasher and large double door pantry. Outside the large concreted, powered shed with outdoor patio will be appreciated by those needing storage and workshop space, fantastic side access for additional vehicle or trailer storage, a garden shed with access from the double carport and rear small storage shed plus plenty of space to create a landscaped oasis or start those vegetable gardens. A must-see property with plenty of scope to add your own touch or terrific entry level access to the property market, call Matt to book your inspection.