

**2/10 Wood Street, Soldiers Hill, Vic 3350**



**Unit For Sale**

Thursday, 23 November 2023

2/10 Wood Street, Soldiers Hill, Vic 3350

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 158 m2**

**Type: Unit**



Lachlan Sylvia  
0353312233



Chris Just  
0353312233

**\$425,000 - \$450,000**

Discover the allure of this immaculate unit nestled in the highly coveted Soldiers Hill, occupying a comfortable 158m<sup>2</sup> (approx) plot of land. Embrace the convenience of its prime location, closely surrounded by the vibrant heartbeat of Ballarat CBD, Mars Stadium and the Ballarat Showgrounds-making every day a delightful experience. Step into a haven of comfort with two meticulously designed bedrooms, each adorned with built-in robes and ceiling fans. The open-plan living area, the heart of this charming abode, seamlessly connects to the backyard through sliding doors, creating a perfect blend of indoor and outdoor living. The well-equipped kitchen is a culinary delight, featuring a gas stove/oven, dual sinks, dishwasher, an expansive breakfast bench and abundant cupboard space. The bathroom, conveniently positioned near the WC, beckons relaxation with its shower, vanity and inviting bath. The laundry, with a sink and ample space, opens up to the backyard, while a linen cupboard in the passage adds a touch of practical luxury. Stay cozy year-round with central heating and an air conditioner in the lounge, ensuring a comfortable ambiance in every season. Venture outside to your private oasis - a backyard retreat boasting a concrete area for BBQs and entertaining, complemented by synthetic grass and charming hedges along the back fence, ensuring a low-maintenance lifestyle. Added features include downlights that illuminate the space, and a Single Lock-Up Garage (SLUG) with both access internally and to the backyard, providing both convenience and security. Be quick to schedule in your inspection as this one is sure to be popular!