

2/221 Talbot Street, Ballarat Central, Vic 3350



House For Sale

Wednesday, 31 January 2024

2/221 Talbot Street, Ballarat Central, Vic 3350

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



Brooke Reynolds
0407292506

\$520,000 - \$540,000

Introducing an exceptional property nestled in the heart of Ballarat CBD, offering unparalleled convenience within walking distance to all amenities. Meticulously crafted and designed for modern living, this home boasts a seamless blend of functionality and style. Keyless entry facilitated by a digital lock, ensuring both security and ease of access. The quality fitted and designed kitchen features top-of-the-line appliances including a gas cooktop, electric oven, dishwasher & stone benches plus modern cabinetry with cleverly designed drawers in both the BIP & under the cooker for the storage of all your kitchen needs. Experience year-round comfort with overhead fans in the lounge, dining room, and main bedroom, complemented by split-system air conditioning and gas central heating. Two full bathrooms complete with heated towel rails, ceiling-mounted heaters and exhaust fans for added comfort. Embrace energy efficiency with double-glazed windows, tinted/frosted windows, and LED lighting throughout the home. This property is equipped with modern amenities for contemporary living, including NBN Wi-Fi with optic fiber, nine solar panels with an inverter installed in 2022, and garden taps at the front and rear of the home. Additional features include a garage with a remote roller door and direct access to the house plus carport, and stylish metal window awnings. Bedroom 2 is fitted with open shelving and hanging space with the main bedroom featuring a walk-in robe for added storage convenience. The lounge room is generous in size & offers fitted storage space and a fixed wall-mounted bookcase making the space multi-purpose. Outside, the courtyard features artificial grass matting eliminating the need for mowing and offering a low-maintenance outdoor space. Truly exceptional residence tailored for modern living all located within walking distance of Ballarat CBD and all it has to offer. Contact Brooke Reynolds for more information.