

2/238 Humffray Street North, Brown Hill, Vic 3350



Sold Unit

Wednesday, 25 October 2023

2/238 Humffray Street North, Brown Hill, Vic 3350

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 302 m2

Type: Unit



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\$345,000

Nestled in the tranquil neighborhood of Brown Hill, you'll discover this charming unit, situated on a generous 302m² (approx) parcel of land. Positioned in close proximity to the newly developed Ryan's IGA, The Ballarat CBD, esteemed primary and secondary schools, picturesque walking trails and effortless access to the Western HWY, this location is nothing short of ideal for your new residence. The interior of this abode encompasses two generously sized bedrooms, each thoughtfully adorned with spacious built-in robes. The heart of the home is the open-plan kitchen, dining, and living area, suffused with an abundance of natural light, creating an inviting and cozy space to unwind. Within the kitchen, you'll find a convenient breakfast bench, a stainless steel sink, a freestanding gas oven/stove, and a generously sized pantry to cater to all your culinary needs. The meticulously designed bathroom presents a spacious shower with tiled niche, a luxurious freestanding bath for moments of relaxation and a single vanity with floor-to-ceiling tiles that add a touch of elegance. The adjacent laundry area includes a convenient WC, a single trough, washer space and grants access to the private backyard. Ensuring year-round comfort, this home is equipped with a split system for heating and cooling. Additional amenities to enhance your lifestyle include a single lock-up garage for secure parking, down lights that illuminate your living spaces, a seamless NBN connection to stay connected and sun visors to protect against the elements. Be quick to schedule in your inspection, as this one is sure to be popular!