

2 Ambience Place, Brown Hill, Vic 3350



House For Sale

Friday, 17 November 2023

2 Ambience Place, Brown Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 486 m2

Type: House



Sean Toohey
0400506881



Kiara Porra
0499925773

\$669,000 - \$689,000

Nestled in the serene and highly sought-after Brown Hill, this exquisite residence is a haven of comfort and style. The split-level design ensures a seamless flow, providing both privacy and a sense of connection. With a perfect blend of modern amenities and thoughtful design, this home offers a tranquil lifestyle in a prime location. • Located at the front of the home, the master bedroom boasts a spacious walk-in robe and a luxurious ensuite featuring a vanity, shower, and a separate toilet. • The three remaining bedrooms towards the rear of the home come complete with built-in robes and are serviced by a central family bathroom, complete with a bath, shower, vanity, and separate toilet. • This home features a split-level layout, with the bottom formal living area offering a picturesque view of the front yard. Step up to discover an open-plan kitchen, meals and living area. • The kitchen is a chef's dream, equipped with an island bench adorned with pendant lights, a double sink, dishwasher and a 900mm freestanding cooker. A walk-in pantry provides ample storage. • Throughout the home, a neutral colour palette sets the stage for a contemporary and calming atmosphere. Vinyl plank flooring adds a touch of sophistication. • Enjoy the warmth of gas central heating throughout the home, supplemented by a split system for personalized climate control. Thoughtful design includes ample storage space, catering to the practical needs of a modern family. • A remote double lock-up garage with direct access ensures both security and convenience for homeowners. • A glass sliding door leads to an undercover alfresco area, seamlessly connecting indoor and outdoor spaces. The low-maintenance landscaped rear yard features retaining walls and a fire pit area. • The property is currently leased to an excellent tenant at \$470 per week until January 2024. • Situated close to parkland reserve and walking trails, the property is only 10 minutes from the Ballarat CBD and offers quick access to the Western Freeway for convenient commuting to Melbourne.