

202-204 Nolan Street, Buninyong, Vic 3357



Sold House

Tuesday, 14 November 2023

202-204 Nolan Street, Buninyong, Vic 3357

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 2629 m2

Type: House



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\$870,000

Positioned in the shadow of Buninyong's historic Meeting Tree, this charming 4 bedroom family home sits high on a gently sloping 2629sqm (approx.) property with established gardens and fruit trees. It is an easy walk to the local primary school, village shops and services, and sporting facilities. A short drive or local buses take you to Ballarat's renowned education and medical facilities, businesses and the train service to Melbourne. The possibilities are many. You'll find plenty of space for the children to enjoy, flower and vegetable gardens for those seeking sustainable living, and room to park a caravan or even build a tennis court if you wish. There is also a wonderful option to subdivide (STA) now or in the future. The existing large, powered shed adds opportunities for storage, a workshop, or a hobby space. A carport between the shed and the house provides access to the enclosed backyard and garden. The home itself is comfortable and sustainable, offering spacious bedrooms, cathedral ceilings in the lounge, family room, kitchen and dining areas. It has ducted central heating, a reverse cycle air conditioner in the kitchen/dining area and an open fire place in the lounge for cosy socialising. The well-appointed, renovated kitchen provides a lovely view to the south and combines modern aesthetics with practicality, including a cleverly designed sliding servery to the lounge, which features bay windows and a hidden wine cupboard. The master bedroom overlooks the rear garden and grape vines and has a full wall of floor to ceiling BIR's. It has direct access to the modern, recently updated bathroom. There is a second powder room and toilet with a handy door to the garden. Two further large bedrooms also have floor to ceiling BIR's, and there is a smaller 4th bedroom, guest room or nursery. The laundry is bright and spacious and there is also a multi-purpose computer room, study, formal dining or home office, depending on your needs. An undercover, paved back patio and a veranda along the front length of the house complete the picture. Catch a view of Mt Buninyong from this spacious property that promises a wonderful living lifestyle in a quiet pocket of picturesque Buninyong with its rich history, relaxed family living and close sense of community. For further information, a copy of the Section 32 or to arrange your Private Inspection of this beautiful home please contact Stu or Fiona on 03 5341 2200.