

204 Walker Street, Ballarat North, Vic 3350

Doepel Lilley+Taylor
Real Estate. Est. 1888

House For Sale

Wednesday, 29 May 2024

204 Walker Street, Ballarat North, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Leigh Hutchinson
0407861960

\$700,000-\$730,000

Situated in a prime Ballarat North location on a huge 1575m² block with rear access to Inkerman Gully reserve, plus close to schools, local cafes, Northway supermarket, sporting complexes and easy access to train station, western freeway, Lake Wendouree and less than a 30 minute stroll to the CBD this property offers everything you need right at your doorstep for a lifestyle of convenience! Offering an abundance of space inside and outside for everyday living this warm and inviting brick veneer home also caters well for the entertainers. Well-cared for over the years this three bedroom home presents with a practical floorplan ensuring all family members are spoiled for comfort and choice. Comprising a sizable master suite with large walk in robe and ensuite, the remaining two bedrooms are fitted with built in robes and if required the sitting room and designated study rooms could easily suffice as a fourth bedroom. The heart of the home is undoubtedly the large family friendly open-plan kitchen/meals area that flows through to the main living area, a lovely room with built in brick fireplace to gather around in the cooler months. Direct access from this zone also seamlessly flows to the undercover entertaining patio perfect for outdoor dining and adjoins the double carport. Additional rooms are found with the sun and sitting rooms; also making the perfect play room options or parent/teenage retreats. The allure continues with a separate Patio area off the sunroom connecting to the alfresco, an absolutely ideal area for year round enjoyment or celebrating those special occasions no matter the weather. Other great features to note are; comfort is catered for via a split system heating and cooling unit, two electric heaters and a gas log fire, sliding door external access from living room, dishwasher and wall oven plus a breakfast bench to kitchen, large laundry/mud room, family bathroom with separate bath and shower, double door formal entry foyer off the front porch with stunning stained glass surround, and beautiful built in cabinetry in main rooms offering fantastic display and storage solutions. The brick veneer double garage covers additional parking requirements or space for your boat, caravan or trailer and has a separate storage/garden room to the rear. Expansive, well established living in a highly sought after location, be sure to call Leigh and inspect to appreciate what this home truly has to offer.