

209 Errard Street, Ballarat Central, Vic 3350



House For Sale

Wednesday, 3 April 2024

209 Errard Street, Ballarat Central, Vic 3350

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 553 m2

Type: House



Peter Burley
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\$995,000 - \$1,050,000

Located in the heart of Ballarat's CBD on Errard Street, this impressive home offers a lifestyle centered around convenience and comfort. Close to cafes, shops, schools, and parks, it's ideal for those who love an urban lifestyle with essentials just a short walk away. Step inside to discover spacious living areas, not just one, but three, catering to your family's needs. The dedicated theatre room, complete with a projector and screen, is perfect for movie nights and kids' enjoyment. Doors open to a delightful courtyard, seamlessly blending indoor and outdoor entertainment. The focal point is the expansive open-plan kitchen, meals, and living area, overlooking the stunning rear yard. Featuring stone benches, a 900mm stainless steel oven, and a dishwasher, it's a culinary dream. Polished concrete floors provide a contemporary finish, and hydronic floor heating and gas central heating ensure year-round comfort. For relaxation, head outdoors to the heated in-ground pool, salt-chlorinated and gas-heated, promising endless family enjoyment. The solar electricity system adds sustainability. Additional features include a powered garden shed, a built-in dog kennel/chicken coop with wood storage, and an outdoor arbour with a BBQ area – perfect for gatherings. This executive home boasts three spacious bedrooms and two modern bathrooms. The large garage includes a workshop area for DIY projects or extra storage. With double-glazed windows, the property is not only stylish but also energy-efficient. 209 Errard Street South epitomizes modern living in Ballarat Central, combining amenities, contemporary design, and thoughtful features. Don't miss the chance to own this remarkable property in one of Ballarat's most sought-after locations. Contact us today for a private viewing and experience the true essence of city living in Ballarat.