

212 Doveton Street South, Ballarat Central, Vic 3350 **RayWhite**

House For Sale

Wednesday, 20 March 2024

212 Doveton Street South, Ballarat Central, Vic 3350

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 708 m2

Type: House



Chloe Wilson
0499538860



Will Munro
0427401798

\$600,000 - \$660,000

Welcome to your character filled oasis in the heart of Ballarat! Nestled in a fantastic location just a stone's throw away from the CBD, this home offers the perfect blend of convenience, opportunity and tranquility. As you step through the front door, you're greeted by a warm and inviting atmosphere, with ample space to make it your own. Whether you're looking to refresh the interiors or simply bask in the current charm, the choice is yours. Plus, with the opportunity for the home to be extended or the perfect block to be subdivided, you have even more options to tailor this property to your needs. The home has had updates with modern amenities in mind. It has been rewired and replumbed, ensuring peace of mind and functionality for years to come. New carpet in the entrance & living provide a modern feel, while a new gas heater keeps you cozy during the colder months. With two toilets, convenience is added for the busy household. Boasting three bedrooms with the option of a fourth or use as a home office, there's plenty of room for the whole family to spread out and relax. The back bedroom, complete with its own toilet and rumpus room, is ideal for a teenager seeking their own space to unwind and entertain. Outside, you'll discover your very own oasis waiting to be transformed or enjoyed as it is. Take a stroll through the stunning garden, bursting with fruit and vegetable trees, and admire the beauty of nature at its finest. With the ample space available, you could explore the possibility of adding a granny flat, installing a swimming pool, or creating extensive shedding, offering even more opportunities for outdoor enjoyment and relaxation. Two water tanks make maintenance easy! With a chicken coop and play area for the kids, there's no shortage of opportunities for outdoor fun and relaxation. For those in need of storage space, there is abundant roof storage as well as a single car garage, two storage sheds, and additional parking to ensure that all your belongings are accommodated with ease. With your very own driveway, coming and going is a breeze. But perhaps the best feature of all is the unbeatable location. With local cafes, schools, shops, and transport options right on your doorstep, the possibilities are endless. Whether you're looking to explore the vibrant city center or simply enjoy the comforts of home, everything you need is just moments away. Don't miss out on the opportunity to make this delightful property your own. With endless potential waiting to be unlocked, your dream lifestyle awaits. Schedule a viewing today and prepare to be charmed by all that this wonderful home has to offer! - Ample opportunity for extension or subdivision - Split system heating & cooling - 3.75kW solar system - 15 panels - Two water tanks for the garden - Great outdoor entertaining space - Gorgeous gardens plus shedding - Walking distance to the CBD