

**25 Napier Street, Black Hill, Vic 3350**



**House For Sale**

Tuesday, 16 January 2024

25 Napier Street, Black Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Jo Thornton  
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**\$525,000 - \$565,000**

Set on 506m<sup>2</sup> in one of Ballarat's most highly sought-after locales, this immaculately presented 3-bedroom is neat as a pin and just ready and waiting for you to call 'home'. As you step inside, you are greeted by a generous foyer that instantly oozes warmth, character and charm and gives you an immediate sense of feeling at home. Flooded with natural light and heightened ceilings throughout, this gorgeous home features timber flooring, evaporative cooling, central heating, high quality wood heater with transfer system, updated kitchen, and so much more; an absolute must to inspect! Comprising a spacious master bedroom with excellent BIR storage, a further two generous sized bedrooms both with BIRs, one of which could easily be utilised as a sunroom, a central main bathroom featuring spa bath, oversized shower, vanity and separate toilet, mudroom/study on rear entry together with laundry and great storage throughout. The heart of the home is the stunning elevated lounge complete with a new high-quality Jindara wood heater that seamlessly flows through to the dining zone, and adjoining updated kitchen. The stunning kitchen offers an abundance of storage and counter top space, 600mm oven and gas cooktop, microwave nook, double sink, dishwasher, built-in recycle bin and a stunning outlook out to the rear yard. Externally you will find stunning low-maintenance fully landscaped gardens both front and rear, excellent flat spacious yard area, a single lock up garage with workshop space, undercover entertaining area that could also be utilised as single carport, double gates offering privacy and a fully secure and private rear yard, all in an exceptional neighbourhood. Positioned in the heart of Black Hill, you are just meters from your local pub being the Black Hill Hotel, walking distance to quality schools, post office, cafes and restaurants, Ballarat CBD and Train Station and less than 2kms to supermarkets, Ballarat CBD, Lake Wendouree, and so much more! With public transport right on your doorstep, this is a brilliant location to truly experience and make the most of inner-city living and all of the wonderful facilities that Ballarat has to offer. Don't miss this incredible opportunity to secure a solid home that has been lovingly cared for over the years. Inspection is an absolute must to truly appreciate all that is on offer here, but be quick, as properties of this calibre and quality don't come up often. Contact the exclusive listing agent Jo Thornton 0409 356 478 today to arrange your private viewing today.