

**25 Oneil Street, Learmonth, Vic 3352**



**House For Sale**

Tuesday, 9 January 2024

25 Oneil Street, Learmonth, Vic 3352

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1383 m2**

**Type: House**



Matthew Stevens

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**\$785,000 - \$815,000**

Discover the perfect family haven in the picturesque township of Learmonth. This spacious home is strategically positioned with lake frontage, offering tranquillity and a wonderful lifestyle. Set on a generous 1383m<sup>2</sup> allotment, it provides ample space for the entire family, both indoors and outdoors. The residence boasts four bedrooms, all equipped with built-in robes. The master suite is a luxurious retreat, featuring a walk-in robe, ensuite with a spacious shower, double basins, and a separate toilet. The well-appointed kitchen, complete with stone benches and a large walk-in pantry, is a focal point for culinary enthusiasts. This 2014 Dennis family home is designed for comfortable living, with an open-plan family and meals area extending from the kitchen. Sliding doors lead to a timber deck, creating an ideal space for BBQs and outdoor entertaining. For a more formal ambiance, a separate living room is provided. The main bathroom, designed in a convenient 3-way style, offers direct access from bedroom 4. It includes a separate shower, bath with vanity, a separate toilet, and an additional vanity. Ample storage is provided by the walk-in linen. Convenience is enhanced with a double attached garage featuring internal access, particularly appreciated during the winter months. The property is equipped with a split system heating and cooling system, connected to mains sewerage and town water. Learmonth, located approximately 20kms from Ballarat and 7kms from the Western Highway, is a vibrant community. Enjoy the benefits of lake facilities, a local hotel, the renowned 321 Cafe, the home of 321 Cider, a bowling club, and a football and netball club. Embrace a great lifestyle in this charming community. Call Matthew today to arrange your own private viewing