

**25a Spoonbill Avenue, Winter Valley, Vic 3358**



**Sold House**

Friday, 3 November 2023

25a Spoonbill Avenue, Winter Valley, Vic 3358

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 525 m2**

**Type: House**



Tony Zelencich  
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**\$600,000**

Situated in the popular Winter Valley Locale is this brand-new family home that showcases clever upgrades throughout. • A wonderful home showcasing four large bedrooms master with ensuite and walk in robe while all other bedrooms feature built-in robes. • The kitchen is well equipped with quality gas cooking appliances, dishwasher as well as plenty of overhead cupboard space for storage. • The heart of the home is the open plan light filled kitchen / dining space which flows seamlessly through the sliding doors which leads you out to the outdoor alfresco area offering plenty of space to entertain. • The home also offers perfect flexibility for the growing family with multiple living zones. • The climate is kept comfortable all year round with gas central heating and evaporative cooling. • With an estimated rental return of \$460 per week this would make for a wonderful investment to set and forget. • Car accommodation is well catered for with a double lockup car garage at the front with direct access into the home. • We are only a short drive to Delacombe Town Centre, Bunnings, top quality Primary and Secondary Schooling and with the Ballarat CBD only being 10 minutes away, the location here is very convenient. • A fantastic opportunity to enjoy a new home in one of Ballarat's fastest growing suburbs or simply add that stress free property to the investment portfolio. • Be quick on this one! Contact Tony to arrange your very own private inspection.