

269 Humffray Street North, Ballarat East, Vic 3350



Sold House

Wednesday, 12 June 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 935 m2

Type: House



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\$720,000

Discover this charming weatherboard home on a generous 935m² (approx) plot in the highly sought-after Ballarat East. This property, brimming with development potential (STCA), is perfectly positioned near the Ballarat CBD, Ballarat Train Station, parklands, schools, and the Western Freeway, making it an ideal place to call home. From the moment you arrive, the home's inviting weatherboard facade and established front gardens set behind a secure fence welcome you. A driveway leads to the single lock-up garage, providing ample off-street parking. Step inside this 50's era home to find a residence full of character and charm of that has seen upgrades throughout the years. Polished hardwood floors, picture rails, timber doors and trim, and soaring ceilings with ornamental cornices create a warm and inviting atmosphere. The home features four spacious bedrooms. The front-appointed master bedroom boasts a walk-in robe and a private ensuite complete with a shower, vanity, toilet, and shaving cabinet. The remaining three bedrooms, one equipped with freestanding robes, share a main bathroom with a shower, bath, and vanity. A nearby powder room adds convenience. The heart of the home is an open-plan living area filled with natural light, offering idyllic views of the backyard while a second living offers plenty of room for all to enjoy. The kitchen is a chef's dream, equipped with a gas stove, electric oven, dishwasher, ample cabinetry, fridge space with a water connection, and a servery bench. Comfort is guaranteed with wall heaters throughout the home, gas heating and split systems in the living areas. Step outside to your private oasis, an undercover deck and patio provide the perfect space for entertaining family and friends. The well-established gardens, featuring flowers, herbs and fruit trees attracts native bird life, crafting a tranquil ambiance. Additional shedding with rear access offers ample off-street parking, while water tanks, solar panels and double glazed windows enhance the home's energy efficiency. This property perfectly blends classic charm with modern conveniences, all in a fantastic location with potential for future development (STCA). Embrace the opportunity to make this beautiful home your own. Be quick to schedule in your inspection as this one is sure to be popular!