

# 3 Walsh Avenue, Ballarat North, Vic 3350



## House For Sale

Thursday, 11 January 2024

3 Walsh Avenue, Ballarat North, Vic 3350

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 742 m2**

**Type: House**



Brendan Elliott

0459976132

**\$575,000 - \$610,000**

This home is perfectly located in highly sought after Ballarat North, in a quiet leafy street, on a large block. Just a short stroll to the Northway Shopping Centre - for pharmacy, IGA, bakery, and more. Those with kids will be delighted with the adjacent Midlands Reserve children's water park, with bus stop around the corner and an easy walk to the local pre-school/primary school. Inside this solid 1950s gem you will discover a north facing lounge room, which stays surprisingly cool in summer. This ideal family home boasts 3 large bedrooms. Additionally, you will find an impressive 4th bedroom with space for a study and/or craft area. This bedroom also provides direct access to the rear yard and potential to create a private garden or sitting space. All bedrooms provide built in robes and large windows for natural light. The updated kitchen is sure to impress with its views to the rear garden, new flooring and appliances. The property provides 2 separate bathrooms including 1 freshly renovated. Outdoor you will discover a fully fenced yard ensuring privacy, single car garage with an attached workshop, undercover areas, greenhouse, easy care established garden for all the green thumbs and so much more! Don't miss the opportunity to view the property that has it all. Contact Brendan Elliott today on 0459 976 132.