

**306 Chisholm Street, Black Hill, Vic 3350**



**House For Sale**

Thursday, 9 November 2023

306 Chisholm Street, Black Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 482 m2**

**Type: House**



Chloe Wilson  
0499538860



Will Munro  
0427401798

**\$545,000 - \$595,000**

Nestled in a prime location just minutes from Ballarat's bustling CBD, this three bedroom residence is the epitome of comfort and convenience. Whether you're a first-time homebuyer, investor, or someone looking to downsize without compromising on size, this property offers the ideal solution for your needs. Upon entering, you are greeted by the welcoming living area effortlessly flowing into a formal dining space, creating a perfect setting for family gatherings and entertaining guests. The home has been freshly painted, and the gleaming timber floorboards exude a warm and welcoming atmosphere. The spacious master bedroom boasts an ensuite with double vanity and a walk-in robe for your storage needs. The two additional bedrooms come with built-in robes, offering ample space for your wardrobe essentials. The open kitchen is a delight, featuring a gas stove top, electric oven, dishwasher and plenty of cupboard space. An additional living area or rumpus room off the kitchen provides flexible space for relaxation and recreation. Keep comfortable year round with central heating throughout, plus a split system for added comfort. Enjoy the beauty of the outdoors year-round with a separate sunroom, perfect for morning coffee or a tranquil reading space. The outdoor area is designed for minimal upkeep, allowing you to spend more time enjoying your home and less time on chores. You'll have a single lock up garage for secure storage, as well as room for an additional off street car space for your convenience. Location is everything! Just 5 minutes from the CBD, you'll have easy access to Ballarat's best schools, shops, and various transport options, making your daily life a breeze. This property offers a perfect blend of modern living, functionality, and a sought-after location. Whether you're a young family, a couple, or an investor looking for an excellent opportunity, this home ticks all the boxes. Don't miss your chance to own this low maintenance haven that's poised to enrich your lifestyle. Contact us today to schedule a viewing and make this beautiful home yours! - Three spacious bedrooms, master with ensuite & walk in robe - Two living zones to be transformed into your own - Low maintenance yard with single garage & additional off street park - Just minutes to local schools, shops & the CBD