

309 Errard Street South, Ballarat Central, Vic 3350

McGrath

House For Sale

Thursday, 30 May 2024

309 Errard Street South, Ballarat Central, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 483 m2

Type: House



Sean Toohey
0400506881



Kate Nolan
0407813914

\$485,000 - \$515,000

Welcome to this charming weatherboard home located on one of Ballarat's signature tree-lined streets. This residence is surrounded by character and charm, offering a stunning street presence that immediately feels like home. • Each of the three bedrooms offer spacious accommodation, ensuring comfort and convenience for the whole family. • A separate study makes a versatile room that can be tailored to your needs, whether you require a quiet home office, a guest room, or an extra bedroom for a growing family. • The main bathroom features a shower over the bath and is complemented by an adjacent separate shower and toilet room for added convenience. • Centrally located, the kitchen is equipped with gas cooking and ample counter space, making it a delightful area for preparing meals and gathering with family and friends. • The generous rear yard offers a perfect setting for children's play, gardening, or hosting outdoor gatherings, providing endless opportunities. • An additional toilet located outside enhances the functionality of the home, ideal for use during outdoor activities or when entertaining guests. • The private driveway ensures secure off-street parking, providing easy access to your home, while the open carport offers covered parking. • Enjoy the convenience of being just a short walk away from local shops and cafes, allowing you to easily access daily essentials. • Situated in a prime location, this home is within walking distance to reputable schools and public transport, making daily commutes and school runs hassle-free. • This delightful home is a rare find in Ballarat, combining classic charm with modern conveniences in an unbeatable location. Don't miss the opportunity to make this your new address.