

32 Graham Street, Ballan, Vic 3342

McGrath

Sold House

Monday, 9 October 2023

32 Graham Street, Ballan, Vic 3342

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 606 m2

Type: House



Jacqui Sfetcopoulos
0411065339



Amanda Robinson
0431387323

\$680,000

Discover the perfect blend of modern comfort and family-friendly living in this GJ Gardner home. With 4 bedrooms, 2 bathrooms, and three living areas, this property offers spacious living in a quiet Ballan street. Nestled on a peaceful Street, this family home is the epitome of convenient and modern living. Boasting 4 generous bedrooms, 2 well-appointed bathrooms, and 3 versatile living areas, this property offers both style and functionality. As you enter, you'll be greeted by the master bedroom, strategically placed at the front of the home for added privacy. This spacious retreat features a walk-in robe, a luxurious ensuite with a double basin vanity, and elegant plantation shutters that filter in just the right amount of natural light. The remaining three bedrooms are situated towards the rear of the home, ensuring peace and quiet for all family members. An adjacent activity room, ideal for children to play or as a study area, adds to the convenience of this well-designed layout. A separate living area or theatre room provides a private space for relaxation or movie nights. The heart of the home lies in the spacious kitchen, complete with a 900mm gas cooktop, electric oven, dishwasher, and a walk-in pantry. The open-plan dining and living area seamlessly flows to the alfresco space, perfect for hosting gatherings with family and friends. All bedrooms feature plush carpet flooring and ceiling fans for year-round comfort, while the three rear bedrooms boast privacy-enhancing block-out blinds. Hybrid vinyl flooring graces the hallways and the main dining/living area, adding to the home's contemporary appeal. Convenience is key with a large linen cupboard and a separate drying cupboard in the hallway at the rear of the home, close to the laundry. Stay cosy in the colder months with ducted heating throughout the entire home. The main family bathroom, centrally located to the three rear bedrooms and activity room, offers a relaxing retreat with a bath and shower, while a separate toilet adds practicality. Step outside to a spacious backyard featuring two garden sheds, perfect for storage, and a sprawling expanse of lush grass, an ideal play area for both pets and children. This wonderful family home is conveniently located close to Ballan's vibrant offerings, including shops, cafes, schools, and the train station. Embrace a lifestyle of comfort and convenience – call Jacqui or Amanda for to arrange your inspection today!