

36 Dyte Parade, Ballarat East, Vic 3350



House For Sale

Friday, 1 March 2024

36 Dyte Parade, Ballarat East, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Katie Hewitt
0400910102

\$549,000 - \$569,000

Located only a few blocks away from Sturt Street, the Ballarat CBD, Ballarat train station, shops, local schools/childcare, and Ballarat's café precinct, sits this adorable recently painted weatherboard home behind a 'white picket fence'. The home features an open kitchen/meals/sitting area with a gas cooktop, electric oven, dishwasher, and ample cupboard space. French doors lead you out to the cottage-style garden with an undercover alfresco area with a built-in BBQ and bar, perfect for entertaining. Inside, you'll find a generously sized master bedroom with a WIR, a second bedroom with a stunning open fireplace and built-in robe with additional shelving, and a third bedroom with a triple-door BIR. The spacious main bathroom boasts a claw foot freestanding bath, large shower, vanity, plus a separate toilet and laundry. Additionally, there is a formal lounge room/dining room with an open fireplace, creating a very homely feel at the heart of the home. Further features include gas Rinnai heaters, reverse cycle split system, high ceilings, polished timber floorboards, an additional outdoor toilet, garden beds out the back perfect for veggies, its own driveway, plus an additional DLUG/workshop. Set on a 438m² low maintenance allotment in an ideal central city location, this property would make the ideal downsizer, first home, or investment. Call Katie Hewitt on 0400 910 102 to arrange an inspection today!