

**36 Jasmine Crescent, Ballan, Vic 3342**

**McGrath**

**House For Sale**

Thursday, 1 February 2024

36 Jasmine Crescent, Ballan, Vic 3342

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 521 m2**

**Type: House**



Jacqui Sfetcopoulos  
0411065339



Amanda Robinson  
0431387323

**\$649,000 - \$679,000**

Welcome to your new family home nestled in the outskirts of Ballan, offering a perfect blend of modern living and natural beauty. This impeccable residence boasts a striking facade set against a backdrop of easy-to-maintain, established gardens on a fully fenced corner block. • Step inside and you'll find a home that's not only stylish and contemporary, but also ready for you to move in with nothing left to do. The main bedroom is a sanctuary of luxury, featuring an ensuite with an extra-large shower, a toilet, and a vanity, complemented by a spacious walk-in robe. • Three additional bedrooms share a well-appointed main bathroom with a bath and separate shower, while an extra convenience is added with a separate toilet adjacent to the bathroom. A separate living area, strategically placed next to the bedrooms, offers versatile space for children, or serves as an ideal study area complete with double sliding doors for privacy. • The heart of the home is the thoughtfully designed kitchen, equipped with modern appliances, including a 900mm electric oven with a gas cooktop, dishwasher, double sink, ample bench space, and a large walk-in pantry. • A light and bright open plan living and dining area seamlessly connects to an undercover alfresco space, providing the perfect venue for entertaining or creating a harmonious indoor/outdoor lifestyle. Ensuring comfort throughout the year, this home features ducted gas heating and evaporative cooling. • Tucked away in a private part of town, yet conveniently close to local schools, shops, cafes, and the Vline Station, this property offers the ideal blend of seclusion and accessibility. Additionally, the proximity to the freeway exit to Melbourne or Ballarat makes commuting a breeze, with a mere one-hour drive to Melbourne CBD and a quick 30-minute trip to Ballarat CBD. • Don't miss the chance to make Ballan your new home - contact Jacqui on 0411 065 339 or Amanda on 0431 387 323 to book your inspection today!