

367B Humffray Street North, Brown Hill, Vic 3350



House For Sale

Thursday, 13 June 2024

367B Humffray Street North, Brown Hill, Vic 3350

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 625 m2

Type: House



Stu Brien
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Fiona Hart
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\$430,000 - \$450,000

Welcome to this charming 3 bedroom, 1 bathroom weatherboard home on Humffray Street North, in picturesque Brown Hill. This property offers more than just a place to live, it promises a lifestyle of comfort, community and convenience. Inside you are greeted by a warm and inviting atmosphere. Freshly painted interior and with new carpets and blinds the buyer will be able just to move straight in and make this home their own. The spacious living area is bathed in natural light, thanks to well-placed window that not only brightens the space but also offers the perfect place to sit and unwind. There is a comfortable open plan kitchen/dining area at the rear of the home which has been recently updated offering modern appliances, plenty of cabinetry and ample bench space for meal preparation and family dinners. The three bedrooms are spacious in size and each have their own BIR's for additional storage. The family bathroom is centrally located within the home with a functional design featuring a bath tub, separate shower and vanity basin. Stay comfortable all year round with ducted heating throughout the home and an air conditioning unit. Outside offers plenty of off-street parking behind the front fence line and a large 10.6m x 5.9m double lock up garage. The rear and front yard has plenty of grassed areas, perfect for the kids and pets to play. One of the standout features of this property is its convenient location. Brown Hill offers a range of amenities that cater to everyday needs including local shops, cafes and schools are just a short drive away, making errands and school runs a breeze. For those who commute, easy access to major roads ensures that getting to the heart of Ballarat or beyond is hassle-free. Enjoy local sporting games on the weekends with the East Point Junior Football/Netball club just a short walk away. Nature enthusiasts will appreciate the close proximity to the Yarrowee River Trail and other local parks, perfect for weekend strolls, cycling, mountain bike riding or simply unwinding in surrounding bushland. The balance of convenience and natural beauty makes Brown Hill a desirable place to call home. For further information, a copy of the Section 32 or Contract of Sale or to find out when the home will be open for inspection, please contact us on 03 5341 2200.