

**4/511 York Street, Ballarat East, Vic 3350**



**Sold Townhouse**

Saturday, 9 December 2023

4/511 York Street, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 422 m2**

**Type: Townhouse**



Peter Burley  
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Chris McAteer  
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**\$440,000**

Situated in a prime location, this solid brick home stands the test of time, offering city dwellers the convenience they desire. A short drive connects you to the Western Freeway, making commuting to Melbourne a breeze. Explore the heart of the city with its vibrant coffee and restaurant culture or indulge in leisurely activities at Xavier Golf Club or the Ballarat Wildlife Park, all just moments away. Upon entering, you'll be greeted by the radiant natural light that fills every corner of this home. The kitchen features stainless steel appliances, while an adjoining dining zone and open plan living area create a perfect space for entertaining. Architectural details such as polished timber floors and 9ft ceilings complement the many large windows, enhancing the overall charm of this residence. Central heating, slimline window furnishings, and a five-star construction add to its appeal, and the insulated walls and ceilings provide thermal benefits, ensuring your comfort in all seasons. The family bathroom and independent laundry serve the second and third bedrooms, both beautifully finished to provide comfort and convenience. The master suite is a true retreat, complete with its own ensuite and walk-in robes. With a double lock-up garage accessible from inside and a remote control roller door for easy entry, you'll appreciate the practicality. Outdoors, a low-maintenance courtyard with a shade sail cover beckons, creating an ideal space for hosting BBQs or simply lounging in the privacy of your gated yard. If a townhouse doesn't quite align with your city living vision, this spacious residence is the perfect alternative. A neat yard and garden shed add to the appeal, while gas central heating and a split system cooling system ensure year-round comfort. Don't miss the opportunity to make this cracking home yours. Contact us today to arrange a private viewing and experience the ease and comfort of city living at its finest.