

**4/89 Atkinson Street, Ballan, Vic 3342**

**McGrath**

**Unit For Sale**

Tuesday, 9 January 2024

4/89 Atkinson Street, Ballan, Vic 3342

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 308 m2**

**Type: Unit**



Amanda Robinson  
0431387323



Jacqui Sfetcopoulos  
0411065339

**\$550,000 - \$570,000**

This modern unit effortlessly combines style and convenience! Sitting on its own title, with no body corporate attached, this property is perfect for making a sound investment or downsizing. • Featuring three well-proportioned bedrooms, the main bedroom boasts an ensuite with a toilet, shower, and single vanity, while the remaining two bedrooms are equipped with double sliding robes featuring stylish mirror doors. • Inside, the open-plan design seamlessly integrates the kitchen, dining, and living areas, creating a spacious and inviting atmosphere. Step outside to a charming alfresco area, ideal for casual outdoor entertaining. • The kitchen features a modern design with stone bench tops, a 600mm oven with cooktop, dishwasher, and a pantry for all your storage needs. • Stay comfortable year-round with ducted gas heating providing warmth and a split system air conditioner in the living area for cooling during the warmer months. • Storage is ample throughout the unit, including a large linen cupboard in the hallway and a separate laundry with side yard access. Parking is made easy with a single car lock-up garage, ensuring your vehicle is secure and conveniently accessible. • Perfectly positioned within walking distance to the local train station, cafes, shops, doctors' clinics, and schools, this property offers unmatched convenience. • Don't miss the chance to make it your new home or investment property. Contact Jacqui on 0411 065 339 or Amanda on 0431 387 323 to arrange a viewing or for more information.