

# 4 Catalina Court, Ballarat East, Vic 3350

## House For Sale

Tuesday, 14 May 2024

4 Catalina Court, Ballarat East, Vic 3350

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$490,000 - \$520,000**

Discover the pinnacle of modern living in the sought-after enclave of Ballarat East with our latest offering—a captivating double-story townhouse designed for contemporary comfort and family harmony. Key Features:

1. **Modern Elegance:** Step into sophistication with a contemporary layout showcasing three bedrooms, two expansive living areas all with brand new carpet throughout.
2. **Generous Living Spaces:** Embrace freedom and flexibility with dual living zones, providing abundant room for relaxation, entertainment, and everyday gatherings.
3. **Warmth and Comfort:** Combat the chill of Ballarat's winters with the luxury of central heating enveloping every corner of the home, ensuring year-round comfort for you and your loved ones.
4. **Masterful Retreat:** Indulge in the ultimate relaxation within the master bedroom retreat, featuring a lavish ensuite, a walk-in robe, and a serene private balcony—a personal haven for unwinding amidst tranquil surroundings.
5. **Culinary Excellence:** Fulfill culinary dreams in the impeccably appointed kitchen, equipped with high-end amenities including a gas cooktop, electric oven, and gleaming stainless steel appliances, complemented by ample storage and expansive countertop space.
6. **Convenient Living:** Experience effortless living with the convenience of a full internal laundry, an open yard space offering opportunities for outdoor enjoyment, and the security of a double automatic lock-up garage accessible from the rear of the property.
7. **Prime Location:** Enjoy the best of both worlds with a prime location just a stone's throw away from the enchanting Ballarat Wildlife Park, while also benefiting from swift access to the Western Freeway and the vibrant heart of Ballarat—a fusion of tranquility and urban convenience at your doorstep.

**Don't Miss Out:** Seize the opportunity to purchase this exceptional residence in Ballarat East, where modern luxury meets everyday practicality. Arrange a viewing today to secure your slice of suburban paradise before it's too late!

**Ballarat's Best-Selling Team**