

# 4 Moola Street, Black Hill, Vic 3350

## Sold House

Saturday, 25 November 2023

4 Moola Street, Black Hill, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 645 m2

Type: House



Giovanni Piazza

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**\$655,000**

Nestled in a commanding location, this impeccably renovated four-bedroom residence maximizes its elevated position, offering breathtaking outlooks that span across Ballarat and extend to the picturesque surrounding hills. Meticulously adorned in a contemporary and inviting style, this home showcases a harmonious fusion of warm aesthetics and modern design, providing an ideal ambiance for an indoor/outdoor lifestyle. Step into this home through an embracing entrance with designer, newly installed feature wallpaper down the hallway and discover two stunning open living areas. With four generously sized bedrooms, all featuring built-in robes and the master bedroom with split system air conditioning and ceiling fan, comfort is assured. The superb kitchen, possessing quality appliances, will satisfy any culinary enthusiast. And to top it off the main luxurious bathroom adds a touch of opulence. Fully tiled, the family bathroom is lovely, with double vanity, bath and a glass dividing wall to the shower the toilet is separate for privacy. Prepare to be captivated by the kitchen's exquisite design, featuring stunning benchtops, ample storage space, and a convenient breakfast bar. Adjacent to the kitchen, a family dining area awaits, complementing the modern farmhouse ambiance with its charming sliding barn door. To ensure comfort throughout the family home central heating is installed plus an air conditioning unit and a Rinaï heater in the dining/living area to maintain the perfect temperature year-round. A Standout feature of this home will be the elegant, stylish white wooden shutters fitted through out the home. Both living areas within this home offer ample space for relaxation and enjoyment. Positioned at the front of the house, the family living area provides scenic views overlooking Ballarat. Through sliding doors, a private balcony awaits, inviting you to savour a morning coffee or indulge in a glass of wine while witnessing the breathtaking sunset. On the other hand, the rumpus room at the rear of the house opens up to a spacious timber deck adorned with a charming pergola, creating an ideal setting for family barbecues and entertaining. Outside, well-established, secure landscaped gardens provide plenty of room for the kids to play and explore, A double lockup garage and workshop below providing ample storage, to the right of the home you will have room for at least two more cars. Positioned within the most desirable street of a prestigious location, this remarkable home offers convenient accessibility to the CBD, shops, schools, 5 minutes from the Ballarat Train station and the Western Freeway. With such prime features and a premium setting, this delightful residence is an opportunity to purchase a quality home in a tightly held quiet location. Please note this property is available by appointment only so get in touch with the exclusive listing agent Giovanni Piazza to view this amazing opportunity. \* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own inquiries to verify the information.