

403 Errard Street South, Ballarat Central, Vic 3350

McGrath

House For Sale

Wednesday, 12 June 2024

403 Errard Street South, Ballarat Central, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 736 m2

Type: House



Sean Toohey
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\$1,100,000 - \$1,150,000

Discover an extraordinary opportunity to own a stunning family home situated on one of Ballarat's signature tree-lined streets. This residence captivates with its breathtaking street presence and a wealth of charming features. • The grand entry hallway sets the tone for the entire home, featuring polished timber flooring and intricate details that immediately catch the eye, making a lasting first impression. • This home is adorned with classic elements including cast iron lacework, soaring high ceilings, polished timber flooring, and ornate ceiling roses, preserving its timeless character while offering modern comfort. • The master bedroom is a sanctuary of comfort and style, positioned at the front of the home and featuring a spacious walk-in robe. The tastefully updated ensuite boasts a semi-frameless walk-in shower, vanity, and toilet. • Each of the three additional bedrooms is generously sized and includes built-in robes. These rooms are serviced by a well-appointed family bathroom that includes a relaxing spa bath, shower, vanity, and a separate toilet for convenience. • The open plan kitchen and dining area is designed to impress, featuring a stunning red brick chimney, a striking black SMEG 900mm cooker, a dishwasher, a double sink, and an abundance of cupboard and bench space, making it the heart of the home. • The formal living room is bathed in natural light, offering a welcoming space for relaxation and entertainment. It includes a built-in bar, perfect for hosting gatherings and enjoying quality time with family and friends. • Enjoy year-round comfort with gas central heating throughout the home and a split system air conditioner, ensuring a pleasant living environment regardless of the season. • The property features two undercover outdoor areas surrounded by lush gardens and trees, creating the perfect backdrop for entertaining guests, hosting family barbecues, or simply enjoying the outdoors in privacy and comfort. • A unique feature of this property is the custom-made salon, ideal for beauty enthusiasts or home business use. This space can easily be converted back into a garage if desired, offering flexibility to suit your needs. • The property includes a workshop and a large loft at the rear, providing additional storage or a creative space. This versatile area can be adapted to suit a variety of lifestyle needs, from hobbies to home office use.