

**48 Atkinson Street, Ballan, Vic 3342**

**McGrath**

**Sold House**

Friday, 27 October 2023

48 Atkinson Street, Ballan, Vic 3342

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1050 m2**

**Type: House**



Jacqui Sfetcopoulos  
0411065339



Amanda Robinson  
0431387323

## Contact agent

Located in the heart of Ballan, this well kept family home with great character boasts immaculate gardens, creating a welcoming atmosphere to this beautifully presented property. • Step into this great family home and discover an immaculate 3 bedroom, 1 bathroom property on a spacious 1050m<sup>2</sup> (approx.) corner allotment with a large studio, two room shed, and well manicured gardens that are sure to impress. • The spacious living and dining area are perfect for entertaining family and friends, with plenty of room to relax and unwind. The large windows allow for an abundance of natural light, creating a warm and inviting atmosphere. • The tiled kitchen is equipped with ample built-in cabinetry, a Westinghouse dishwasher, and a DeLonghi 600mm electric cooktop and oven, and overlooks the outdoor area. • The master bedroom features two walk-in robes, a large window overlooking the gardens, and plenty of space to relax and unwind in comfort. • The bathroom boasts a bath with separate shower, large vanity, and a toilet. The laundry is conveniently located nearby and includes a separate toilet, ensuring that daily life is as easy and comfortable as possible. • The studio is a fantastic addition to this property, with four rooms including a reverse cycle heating and cooling system, a desk, and access to a private courtyard. This space is perfect for those who love to work from home or require a quiet place to study or pursue their hobbies. • The fully-fenced property is secure and private, with colorbond fencing ensuring your peace of mind. The large two-room shed with concrete flooring and power is perfect for storing all of your tools and equipment, while the carport provides covered parking for two cars. • This property has everything you need to enjoy a comfortable and convenient lifestyle, with a 5kw solar system for electricity, ducted heating throughout the house, and an undercover outdoor entertainment area with a stunning fernery. Located in the regional town of Ballan, this property is within easy reach of the local train station, primary schools, shops, and cafes. • This is an opportunity not to be missed, Call Jacqui on 0411 065 339 or Amanda on 0431 387 323 to book your inspection today.