

**506 Sherrard Street, Black Hill, Vic 3350**



**House For Sale**

Tuesday, 30 January 2024

506 Sherrard Street, Black Hill, Vic 3350

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 343 m2**

**Type: House**



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**\$495,000 - \$540,000**

Nestled behind a picturesque white picket fence, is this stunning Federation home, offering a warm and inviting atmosphere from the moment you step inside. Location is key with this amazing home, just a short walk away from the picturesque Black Hill reserve and the Yarrowee River Walking Trail and Mountain Bike Park. Furthermore its close proximity to Ballarat CBD, offers convenient access to public transportation, including the train station, as well as a range of shops, cafes and schools. Once you enter, you are greeted with a lovely living room, complete with an ornate fireplace that oozes warmth and comfort. This home comprises three generous sized bedrooms, two of which equipped with built-in robes for ample storage. The spacious master bedroom features a stunning ornate fireplace, making it an ideal space to unwind and relax. To the rear of the home, the functional kitchen is seamlessly integrated with a spacious meals area creating a dynamic space. Keeping comfort in mind, this home features gas central heating and split system cooling as well as two additional gas heaters for added convenience. The functionality of this home extends from a beautiful sunroom to the outdoors. A lovely deck area surrounded by lush trees and gardens, provide the perfect setting for outdoor living and entertaining. Complete with its own driveway and a convenient single carport, this property offers both convenience and peace of mind. Homes like this don't last long, call today to book your inspection and make this house your home.