

507 Norman Street, Ballarat North, Vic 3350

Doepel Lilley+Taylor
Real Estate. Est. 1888

House For Sale

Wednesday, 6 December 2023

507 Norman Street, Ballarat North, Vic 3350

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 764 m²

Type: House



Matthew Tunbridge
0437532398

\$590,000-\$620,000

Outstanding location in popular Ballarat North, this charming solid 4 bedroom home will appease buyers in all categories. A home offering comfortable contemporary living whilst being within close access to schools, shops and public transport. The floorplan provides a spacious living experience combined with unique features including a self-contained bungalow on a separate electric metre allowing private quarters for a retreat, studio or an added revenue stream. Bathed in natural light the large living room creates a warm inviting ambiance for your family to relax, the kitchen features modern design elements including stone benchtops, two separate ovens, soft close joinery, stainless steel appliances and sleek modern finishes. Timber flooring throughout allows a touch of elegance as you seamlessly transition down the hall to the 3 generously sized bedrooms, two of which feature built-in robes providing ample storage and a centrally appointed modern bathroom offering convenience with separate bath and shower. Other features to note include gas central heating, single lock up garage plus the bonus of extra storage space under the house. Transitioning outside you see how this large 764m² (approx..) allotment has been utilized to ensure it meets the needs of even the most fastidious of homebuyers. A large undercover entertaining area has been perfectly positioned looking out over the paved patio space and is privately enclosed by established trees and lovely gardens. The separate bungalow space has its own ensuite, lounge and kitchen with reverse cycle heating and cooling ensuring a complete self-contained space with its own side access, and is currently leased on a month-to-month basis at \$150 pwk. Combine this with the main house returning an expected rental of \$400 pwk yielding great potential for the savvy investor. Don't delay calling Matt for an inspection, this home is full of surprises!